

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

**THURSDAY, SEPTEMBER 16, 2021**

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

1. Call to Order

2. Pledge of Allegiance

3. Public Comments and Announcements

*This is an opportunity for citizens to speak to the Commission relating to agenda or non-agenda items. Speakers are required to address the Commission at the podium and give their name before addressing their concerns. [Note: State law will not permit the Planning and Zoning Commission to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future Planning and Zoning Commission meeting]*

4. Discussion and Action

- 4.1. Discussion and action to approve Minutes of the August 19, 2021 Regular Meeting.
- 4.2. Discussion and action regarding the proposed replat of "Lot 7, Block 88, Padre Beach Subdivision, Section VII" to create two lots: "Lots 7A & 7B". (209A & 209B W. Retama Street)
- 4.3. Discussion and action regarding the proposed replat of "Lot 34, Block 171, Padre Beach Subdivision, Section XI" to create two lots: "Lots 34A & 34B". (102A & 102B E. Carolyn Drive)
- 4.4. Discussion and action regarding the proposed replat of "Lot 3, Block 162, Padre Beach Subdivision, Section XI" to create two lots: "Lots 3A & 3B". (103A & 103B E. Verna Jean Drive)
- 4.5. Discussion and action regarding the proposed replat of "Lots 11A, 11B, 12A & 12B, Block 182, Fiesta Isles Subdivision (Padre Beach, Section XII)" to create two lots: "Lots 11 & 12". (5707 & 5709 Laguna Circle South)


5. Adjourn

**NOTE:**

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

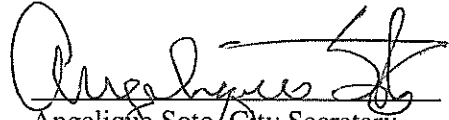
DATED THIS THE 10TH DAY OF SEPTEMBER 2021



  
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 **SEPTEMBER 16, 2021**, 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:** September 16, 2021

**NAME & TITLE:** Marta Martinez

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

**ITEM**

Discussion and action to approve Minutes of the August 19, 2021 Regular Meeting.

**ITEM BACKGROUND**

Approve August 19, 2021 Meeting Minutes.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

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

**THURSDAY, AUGUST 19, 2021**

**1. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, August 19, 2021 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gary Olle called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Howard Avery, Gordon Garlock, Chris Huffman, Joseph Praster, and Dina Rich. Member with an excused absence was Norris Fletcher.

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

**2. PLEDGE OF ALLEGIANCE**

Chairman Olle led the Pledge of Allegiance.

**3. PUBLIC COMMENTS AND ANNOUNCEMENTS**

None

**4. DISCUSSION AND ACTION.**

**4.1 DISCUSSION AND ACTION TO APPROVE MINUTES OF JULY 15, 2021 REGULAR MEETING.**

Commissioner Garlock made a motion, seconded by Commissioner Avery to approve the July 15, 2021 regular meeting minutes with corrections. Motion carried unanimously.

**4.2 PUBLIC HEARING TO DISCUSS THE REQUEST TO REZONE EIGHTEEN (18) FEET OF LOT 15 BLOCK 155, PADRE BEACH SUBDIVISION SECTION X FROM DISTRICT “E” – LOW DENSITY RESIDENTIAL – SINGLE-FAMILY AND TOWNHOUSE DWELLING DISTRICT TO “B-2” RESIDENTIAL & MULTI-FAMILY DWELLING DISTRICT. (ENCARTADA INC.)**

Chairman Olle announced the item from the agenda and asked for a staff report. Public Works Director gave a brief presentation opened the public hearing at 3:03 p.m. and asked



if anyone wish to speak in favor or against the agenda item. Brian Bell spoke in favor of the agenda item. Chairman Olle then closed the public hearing at 3:05 p.m.

**4.3 DISCUSSION AND ACTION REGARDING THE REQUEST TO REZONE EIGHTEEN (18) FEET OF LOT 15 BLOCK 155, PADRE BEACH SUBDIVISION SECTION X FROM DISTRICT “E” – LOW DENSITY RESIDENTIAL – SINGLE-FAMILY AND TOWNHOUSE DWELLING DISTRICT TO “B-2” RESIDENTIAL & MULTI-FAMILY DWELLING DISTRICT. (ENCARTADA INC.)**

Chairman Olle announced the item from the agenda and asked for a staff report. Public Works Director Alex Sanchez gave a brief presentation. Chairman Olle then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding the Rezoning. After some discussion Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the rezoning request. Motion carried unanimously.

**4.4 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “EAST 18’ FEET OF LOT 15 AND ALL LOTS 16, 17, & 18, BLOCK 155, PADRE BEACH SUBDIVISION, SECTION X” TO CREAT ONE LARGE LOT: “ LOT 18”. (5101 GULF BLVD)**

Chairman Olle announced the item from the agenda and asked for a staff report. Public Works Director Alex Sanchez gave a brief presentation. Chairman Olle then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding the rezoning. After some discussion Commissioner Huffman made a motion, seconded by Commissioner Garlock to approve the replat subject to corrections and approval of the rezoning by the City Council. Motion carried unanimously.

**5. ADJOURN**

There being no further business to discussion; Chairman Olle adjourned the meeting at 3:15 p.m.

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Marta Martinez, Planning Coordinator

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Gary Olle, Chairman

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

**MEETING DATE:** September 16, 2021

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

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

**ITEM**

Discussion and action regarding the proposed replat of "Lot 7, Block 88, Padre Beach Subdivision, Section VII" to create two lots: "Lots 7A & 7B". (209A & 209B W. Retama Street)

**ITEM BACKGROUND**

Ronald Weisfeld with 200 West Corral LLC is requesting to replat Lot 7, Block 88, Padre Beach Subdivision, Section VII into two proposed townhouse lots: Lots 7A & 7B, Block 88, Padre Beach Subdivision, Section VII. The subject properties are located on the south side of W. Retama 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: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

Copy of both preliminary and record plats are included with this agenda item. This plat falls within the guidelines of the Fast Track process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plat subject to submitting and reviewing title letter.

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**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:*

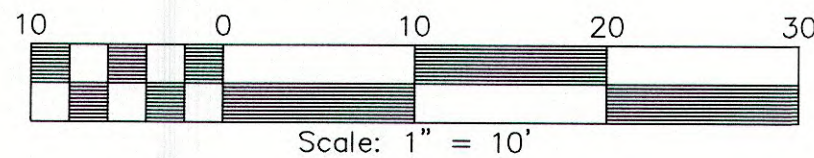
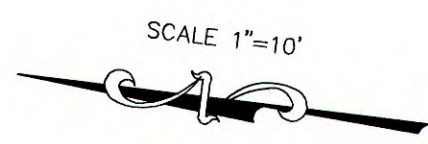
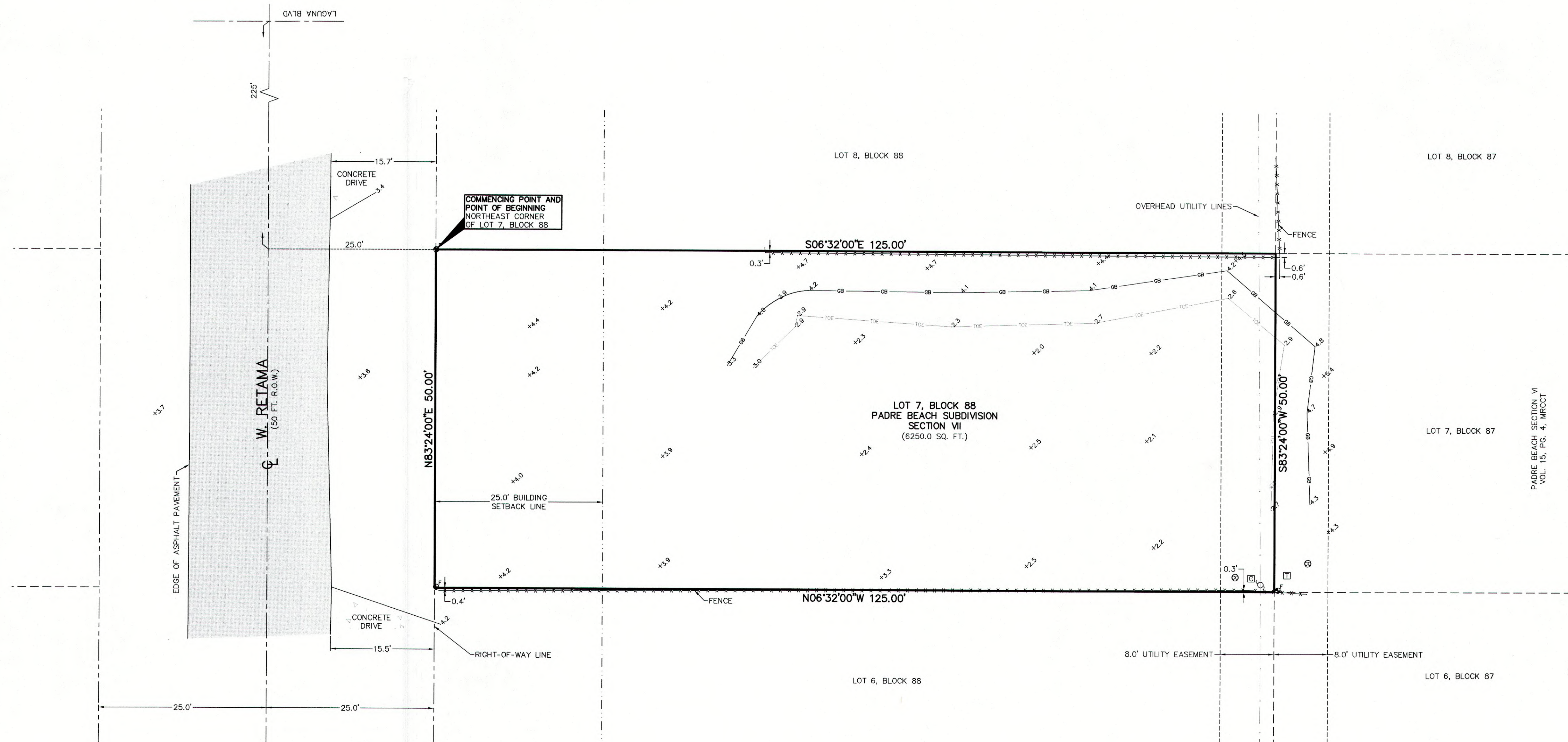
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- (a) There shall be a side yard on each side of the lot having a clear width of not less than five (5) feet, including projections of the side of the building such as eaves, cornices, porches, stairways, carports, etc.
  - (b) In all cases where the 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

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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.

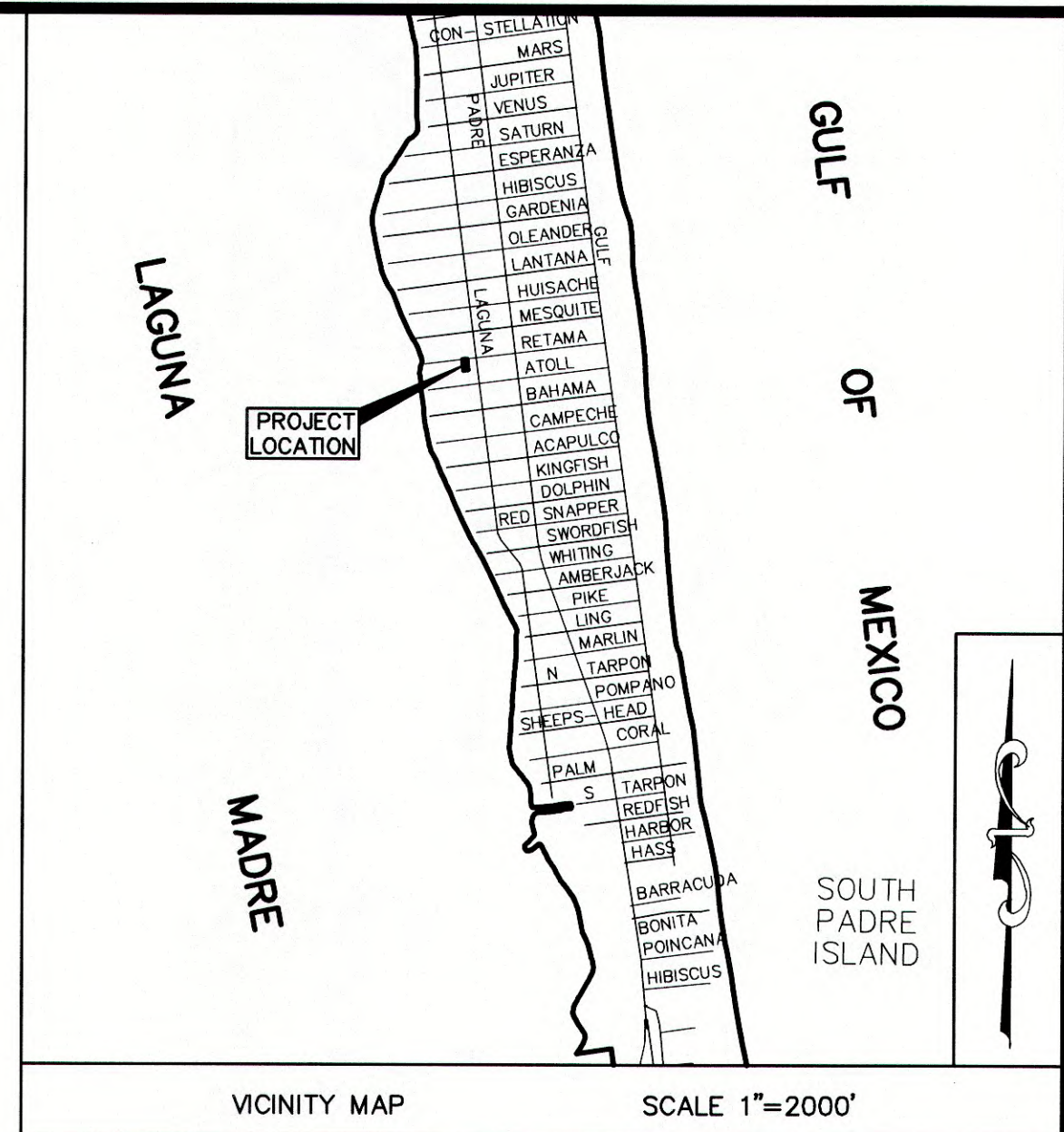




LEGEND	
IRON ROD FOUND	MANHOLE
IRON ROD SET WITH CAP STAMPED "MOORE-6370"	A/C UNIT
TELEPHONE PEDESTAL	MAILBOX
WATER METER	CLEANOUT
POWER POLE	ELECTRIC JUNCTION BOX
	CABLE PEDESTAL

PRELIMINARY PLAT OF:  
LOTS 7A AND 7B, BLOCK 88,  
PADRE BEACH, SECTION VII,  
BEING A RE-PLAT OF:  
LOT 7, BLOCK 88,  
PADRE BEACH, SECTION VII,  
A SUBDIVISION IN THE TOWN OF SOUTH PADRE  
ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO  
MAP RECORDED IN VOLUME 15, PAGE 21, MAP  
RECORDS OF CAMERON COUNTY, TEXAS.

200 WEST CORRAL, LLC, A TEXAS  
LIMITED LIABILITY COMPANY  
PO BOX 600002  
DALLAS, TX 75360  
JOB NO: 429002  
Moore Land  
Surveying, LLC  
2309 Lakeshore Drive, Harlingen, TX 78552  
(956)245-0988 TBPLS Firm No. 10194186



#### METES AND BOUNDS DESCRIPTION

BEING 0.14 ACRES OF LAND OUT OF LOT 7, BLOCK 88, PADRE BEACH, SECTION VII, IN CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.14 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 7, BLOCK 88, BEING THE SOUTH RIGHT OF WAY OF WEST RETAMA (HAVING 50 FEET OF RIGHT OF WAY), FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

1) THENCE LEAVING THE SOUTH RIGHT OF WAY OF WEST RETAMA, ALONG EAST BOUNDARY OF LOT 7, SOUTH 06 DEG. 32 MIN. 00 SEC. EAST A DISTANCE OF 125.00 FEET TO AN IRON ROD WITH A PLASTIC CAP STAMPED "MOORE 6370" SET FOR THE SOUTHEAST CORNER OF LOT 7, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

2) THENCE LEAVING THE EAST BOUNDARY OF LOT 7, ALONG THE SOUTH BOUNDARY OF LOT 7, SOUTH 83 DEG. 24 MIN. 00 SEC. WEST A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 7, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

3) THENCE LEAVING THE SOUTH BOUNDARY OF LOT 7, NORTH 06 DEG. 32 MIN. 00 SEC. WEST A DISTANCE OF 125.00 FEET TO AN IRON ROD FOUND ON THE SOUTH RIGHT OF WAY OF WEST RETAMA, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

4) THENCE ALONG THE SOUTH RIGHT OF WAY OF WEST RETAMA, NORTH 83 DEG. 24 MIN. 00 SEC. EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

#### NOTES

- FLOOD ZONE CLASSIFICATION: THIS SUBDIVISION LIES IN ZONE AE (EL. 7') AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480115, PANEL NUMBER 0510, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.
- BASIS OF BEARINGS ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
- THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SOUTH PADRE ISLAND.
- BUILDING SETBACK LINES SHALL COMPLY WITH CITY ZONING ORDINANCE.
- THIS TRACT LIES IN ZONING CLASSIFICATION "E" LOW DENSITY RESIDENTIAL ZONE OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.

#### STATE OF TEXAS COUNTY OF CAMERON

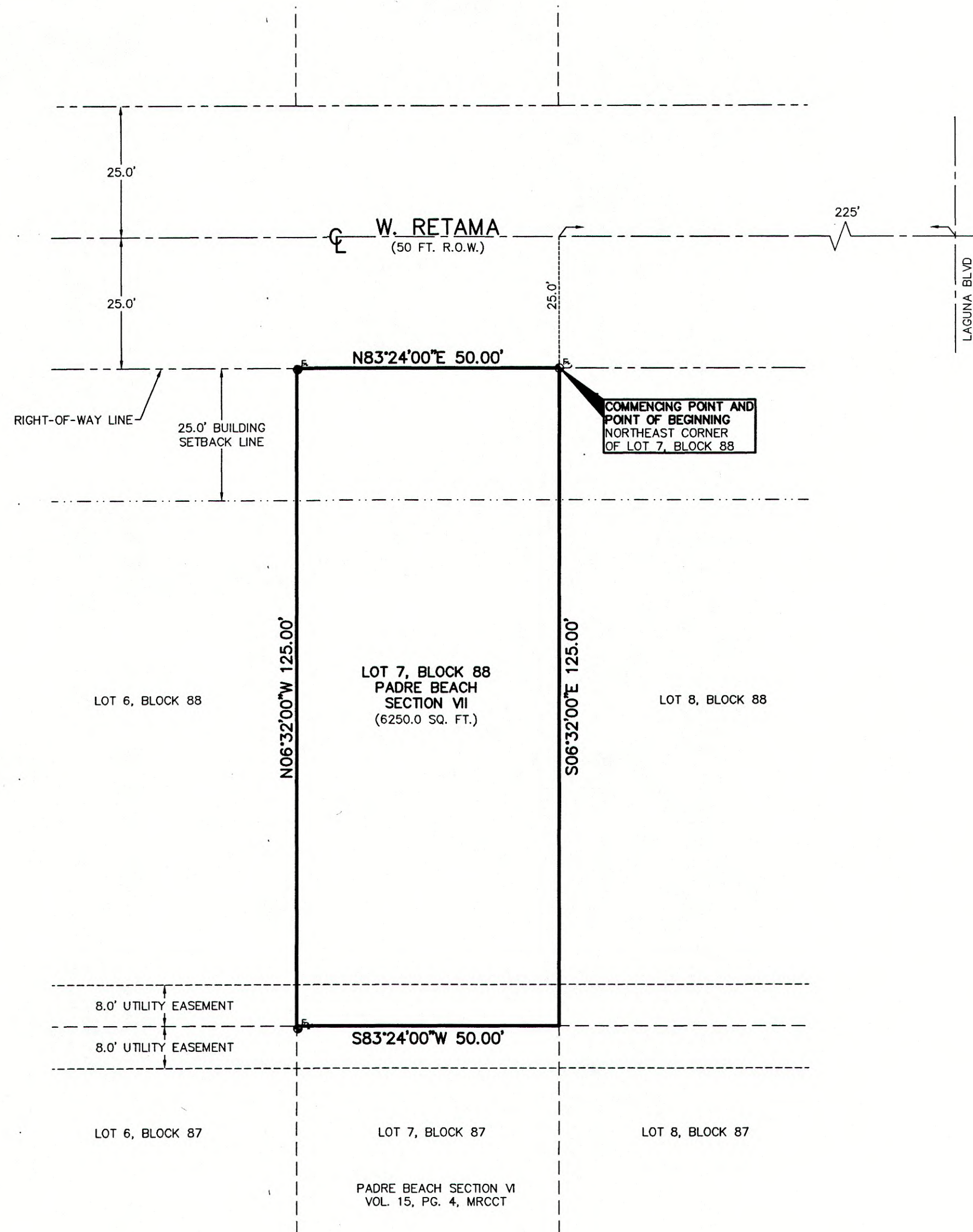
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS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

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

09/07/2021  
DATE







## VACATING PLAT

### METES AND BOUNDS DESCRIPTION

BEING 0.14 ACRES OF LAND OUT OF LOT 7, BLOCK 88, PADRE BEACH, SECTION VII, IN CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.14 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 7, BLOCK 88, BEING THE SOUTH RIGHT OF WAY OF WEST RETAMA (HAVING 50 FEET OF RIGHT OF WAY), FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

1) THENCE LEAVING THE SOUTH RIGHT OF WAY OF WEST RETAMA, ALONG EAST BOUNDARY OF LOT 7, SOUTH 06 DEG. 32 MIN. 00 SEC. EAST A DISTANCE OF 125.00 FEET TO AN IRON ROD WITH A PLASTIC CAP STAMPED "MOORE 6370" SET FOR THE SOUTHEAST CORNER OF LOT 7, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

2) THENCE LEAVING THE EAST BOUNDARY OF LOT 7, ALONG THE SOUTH BOUNDARY OF LOT 7, SOUTH 83 DEG. 24 MIN. 00 SEC. WEST A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 7, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

3) THENCE LEAVING THE SOUTH BOUNDARY OF LOT 7, NORTH 06 DEG. 32 MIN. 00 SEC. WEST A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING OF THE SOUTH RIGHT OF WAY OF WEST RETAMA, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

4) THENCE ALONG THE SOUTH RIGHT OF WAY OF WEST RETAMA, NORTH 83 DEG. 24 MIN. 00 SEC. EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.14 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

### STATE OF TEXAS COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE YEAR 20\_\_ FOR THE AREA INSIDE THE BOUNDARIES OF LOTS 7A AND 7B, BLOCK 88, PADRE BEACH, SECTION VII.

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

TONY YZAGUIRRE, JR.  
TAX ASSESSOR-COLLECTOR

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

### STATE OF TEXAS COUNTY OF CAMERON

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

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

### STATE OF TEXAS COUNTY OF CAMERON

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 7A AND 7B, BLOCK 88, PADRE BEACH, SECTION VII, WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAIN, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

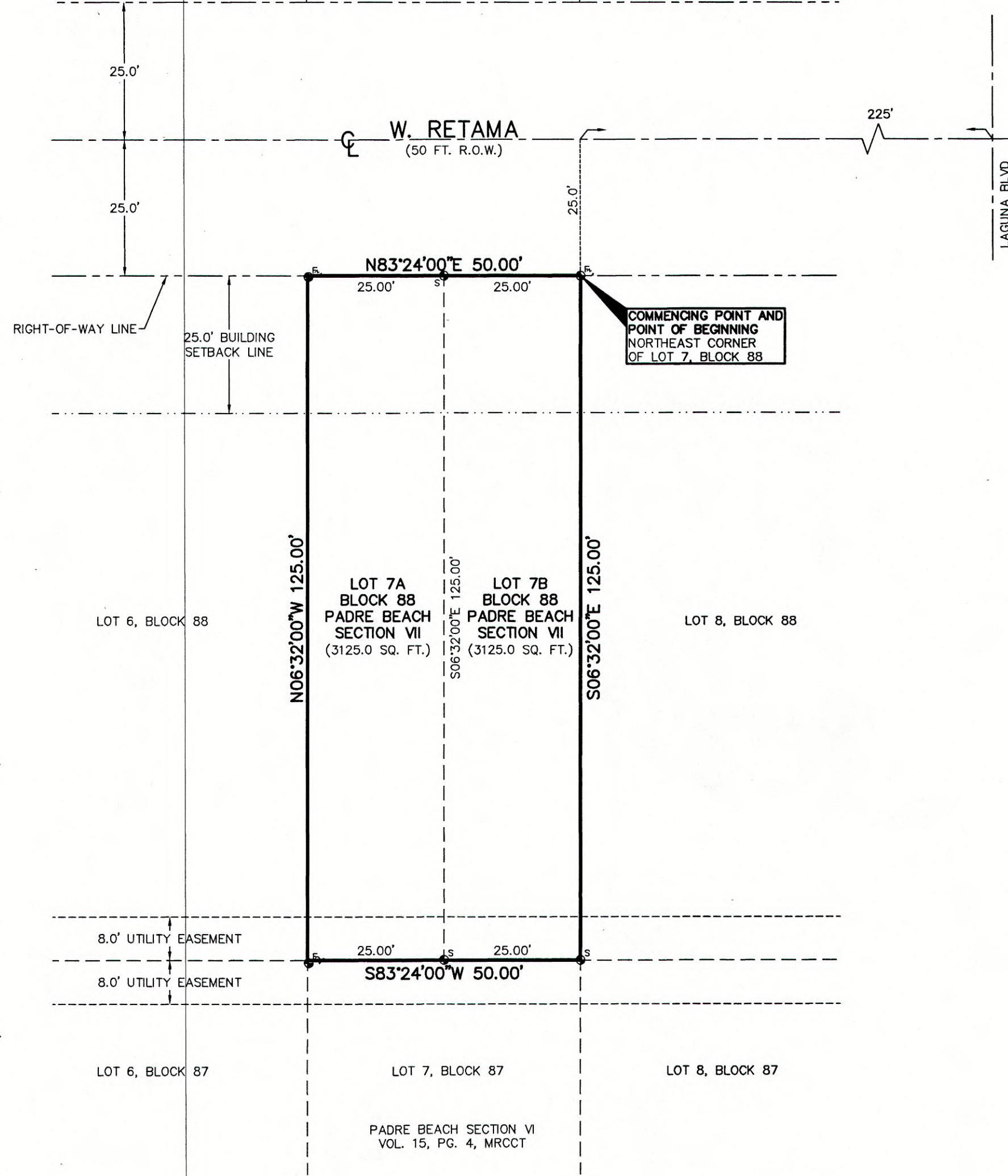
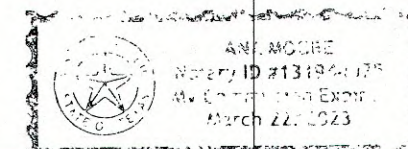
*Ronald G. Weinfeld*  
200 WEST CORRAL, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

9/7/2021  
DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 200 WEST CORRAL, LLC, A TEXAS LIMITED LIABILITY COMPANY 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\_\_.

*Shadon*  
NOTARY PUBLIC, CAMERON COUNTY, TEXAS



## RE-PLAT

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

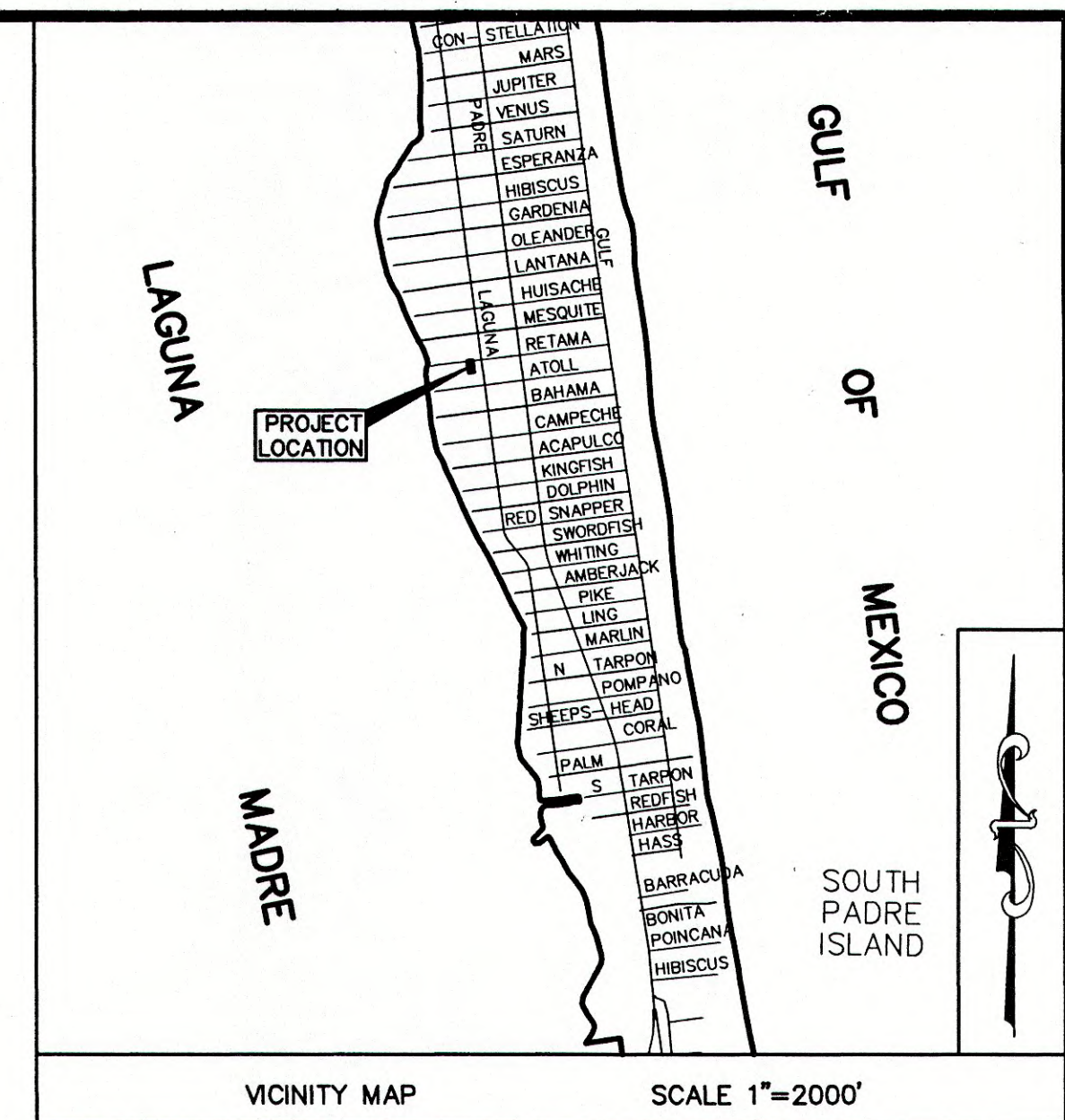
CHAIRMAN, PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR

### LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

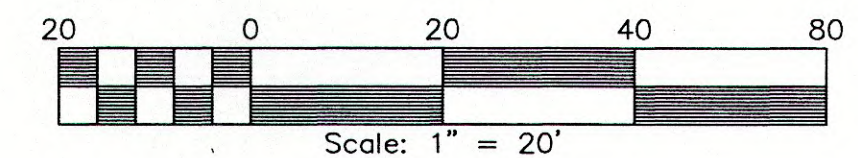
THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACILITIES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16.343, AS AMENDED.

*Carlos J. Galvan, Jr.*  
CARLOS J. GALVAN, JR.  
GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

09/08/2021  
DATE



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



### NOTES

- FLOOD ZONE CLASSIFICATION: THIS SUBDIVISION LIES IN ZONE AE (EL. 7') AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480115, PANEL NUMBER 0510, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.
- BASIS OF BEARINGS ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
- THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SOUTH PADRE ISLAND.
- BUILDING SETBACK LINES SHALL COMPLY WITH CITY ZONING ORDINANCE.
- THIS TRACT LIES IN ZONING CLASSIFICATION "E" LOW DENSITY RESIDENTIAL ZONE OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.

### 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.

*Cody Michael Moore*  
CODY MICHAEL MOORE, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6370

09/07/2021  
DATE



LOTS 7A AND 7B, BLOCK 88,  
PADRE BEACH, SECTION VII

BEING A RE-PLAT OF:

LOT 7, BLOCK 88,  
PADRE BEACH, SECTION VII,

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

200 WEST CORRAL, LLC, A TEXAS LIMITED LIABILITY COMPANY  
PO BOX 600002  
DALLAS, TX 75360

PREPARED FOR: 200 WEST CORRAL, LLC, A TEXAS LIMITED LIABILITY COMPANY  
PO BOX 600002  
DALLAS, TX 75360

PLOT DATE: 7 SEPTEMBER 2021 JOB NO: 429002

**Moore Land  
Surveying, LLC**

2309 Lakeshore Drive, Harlingen, TX 78552  
(956)245-0988 TBPLS Firm No. 10194186



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

**MEETING DATE:** September 16, 2021

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

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

**ITEM**

Discussion and action regarding the proposed replat of "Lot 34, Block 171, Padre Beach Subdivision, Section XI" to create two lots: "Lots 34A & 34B". (102A & 102B E. Carolyn Dr.)

**ITEM BACKGROUND**

Joseph Gonzalez is requesting to replat Lot 34, Block 171, Padre Beach Subdivision, Section XI to create two lots: Lots 34A & 34B, Block 171, Padre Beach Subdivision, Section XI. The subject properties are located on the north side of E. Carolyn Dr. and are zoned Neighborhood Transition Character Zone. The proposed lots meet the City's minimum requirements for lot frontage, depth, and area.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

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



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.)

## VI. BUILDING FORM AND DEVELOPMENT STANDARDS

### 6.1 AREA REGULATIONS

#### 6.1.1 Minimum Lot Size

- (i) Area of Lot: 2,500 square feet
- (ii) Width of Lot: 25 feet
- (iii) Depth of Lot: 100 feet

#### 6.1.2 Single Retail Store Maximum Floor Area

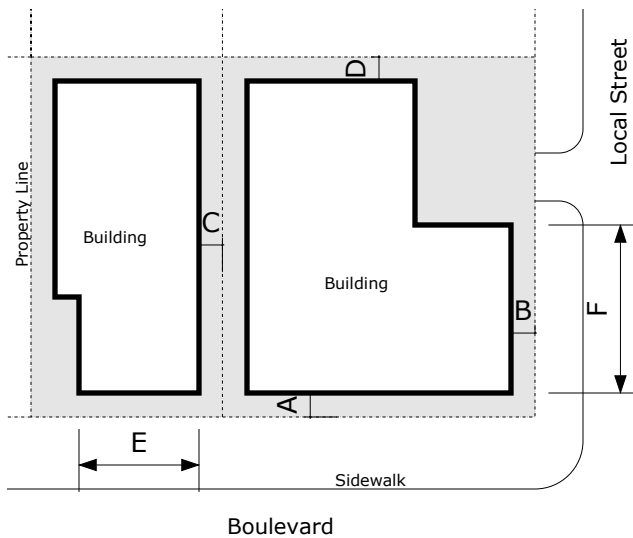
No single retail store whether located in a single building, a combination of buildings, single tenant space, and/or combination of tenant spaces shall exceed twenty thousand (20,000) gross square feet of floor area in the aggregate. This size restriction shall apply to both new retail stores and expansion of existing retail stores.



## PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE

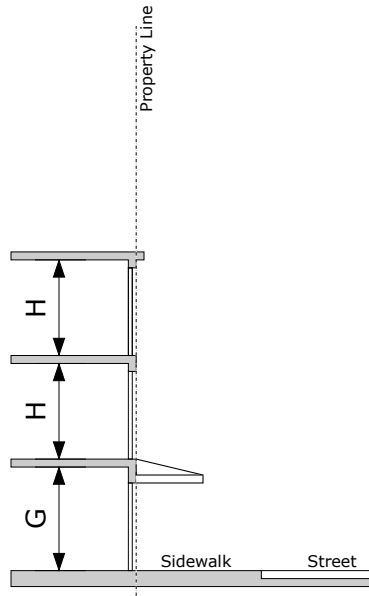
### 6.7 NEIGHBORHOOD TRANSITION CHARACTER ZONE

#### 6.7.1 Building Placement



- (i) Build-to-Zone (From property line)
- |                         |         |   |
|-------------------------|---------|---|
| Boulevard               | 10'-75' | A |
| Local Street            | None    | B |
| Pedestrian Priority St. | 5'-20'  | 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               | 50% min. | E |
| Local Street            | None     | F |
| Pedestrian Priority St. | 50% min. | F |

#### 6.7.2 Building Height



- (i) Max. Building Height 3 stories
- (ii) 1st Floor Ceiling Height 12' min. G
- (iii) Upper Floor(s) Ceiling Height 8' 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.

#### 6.7.3 Parking

- (i) Location Priority
1. Behind a building;
  2. Next to a building;
  3. Front parking; and
  4. 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;
- (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/500 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.

**VII. GENERAL DESIGN STANDARDS****7.1 Facade Elements****7.1.1 Facade along Pedestrian Priority Street, Paseo and Boulevard**

- (i) There shall be no blank walls greater than 25 feet in widths.
- (ii) Primary entrance door shall be provided on the facade. In the case of a corner lot, there shall be a primary entrance door on the side where the building is addressed.
- (iii) Doors and windows on ground floor of all buildings shall be between 40% and 90% of the ground floor facade area.
- (iv) Windows on the upper floors shall be a minimum of 20% of each upper floor facade area, which should be located between 3 ft. and 9 ft. above each finished floor.

**7.1.2 Commercial Ready**

Commercial ready means space constructed at a minimum ground floor height as established in each character zone which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

**7.2 Landscape Standards****7.2.1 Minimum Requirements**

- (i) Single-Family Use: No less than 30% of the minimum front yard setback area.
- (ii) Townhouse: No less than 15% of the minimum front yard setback area.
- (iii) Commercial / Multifamily (Hotel, Motel, Condominium, Duplex, etc.): No less than 20% of the front-of-building area.
- (iv) Corner Lots: An additional 10% of the side-of-building area.
- (v) Developed Properties with No Building: No less than 10% of the entire lot.
- (vi) Other materials such as planters, bark mulch, brick, stone, natural forms, water forms, and aggregate (but not concrete or asphalt) may be used with the 80% coverage of live plant materials.

**7.2.2 Tree Requirements**

- (i) Min. one tree / 300 square feet
- (ii) No less than one tree shall be planted on each lot.

**7.2.3 Line of Sight**

All landscape installations must provide unobstructed views in accordance with sight triangle requirements as denoted within Article 2.22 of the *Standards and Specifications for the Acceptance of Public Improvements*.

**7.2.4 Landscape Plan**

- (i) Landscape plan shall be submitted with any application materials for a building permit.
- (ii) Approved landscape plan shall be valid as long as the building permit for the project is valid.
- (iii) The Building Inspector may at his/her discretion issue a temporary Certification of Occupancy, not to exceed 60 days, in the event of inclement weather, natural disasters, or for other good cause shown.

**7.2.5 Maintenance**

All landscaping required shall be maintained in a neat and healthy condition. Such Maintenance shall be an ongoing obligation of the owner of the property and prompt replacement shall be made of any damaged materials.

**7.2.6 Enforcement**

Should any person fail to comply with the requirements of this chapter, such failure shall constitute a violation as set forth in Section 20-17 and 21-2 of the City Ordinance.



**METES AND BOUNDS DESCRIPTION**  
0.143 ACRE (6,250 SQ. FT.) OF LAND, BEING ALL OF LOT THIRTY-FOUR (34), BLOCK ONE HUNDRED SEVENTY-ONE (171), PADRE BEACH SECTION XI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS, CAMERON COUNTY, TEXAS; SAID 0.143 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 34 AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF CAROLYN DRIVE (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CAROLYN DRIVE, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 34, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID CAROLYN DRIVE ALONG THE WEST BOUNDARY LINE OF SAID LOT 34, NORTH 06 DEG. 04 MIN. WEST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 34, FOR THE NORTHWEST CORNER OF THIS TRACT;

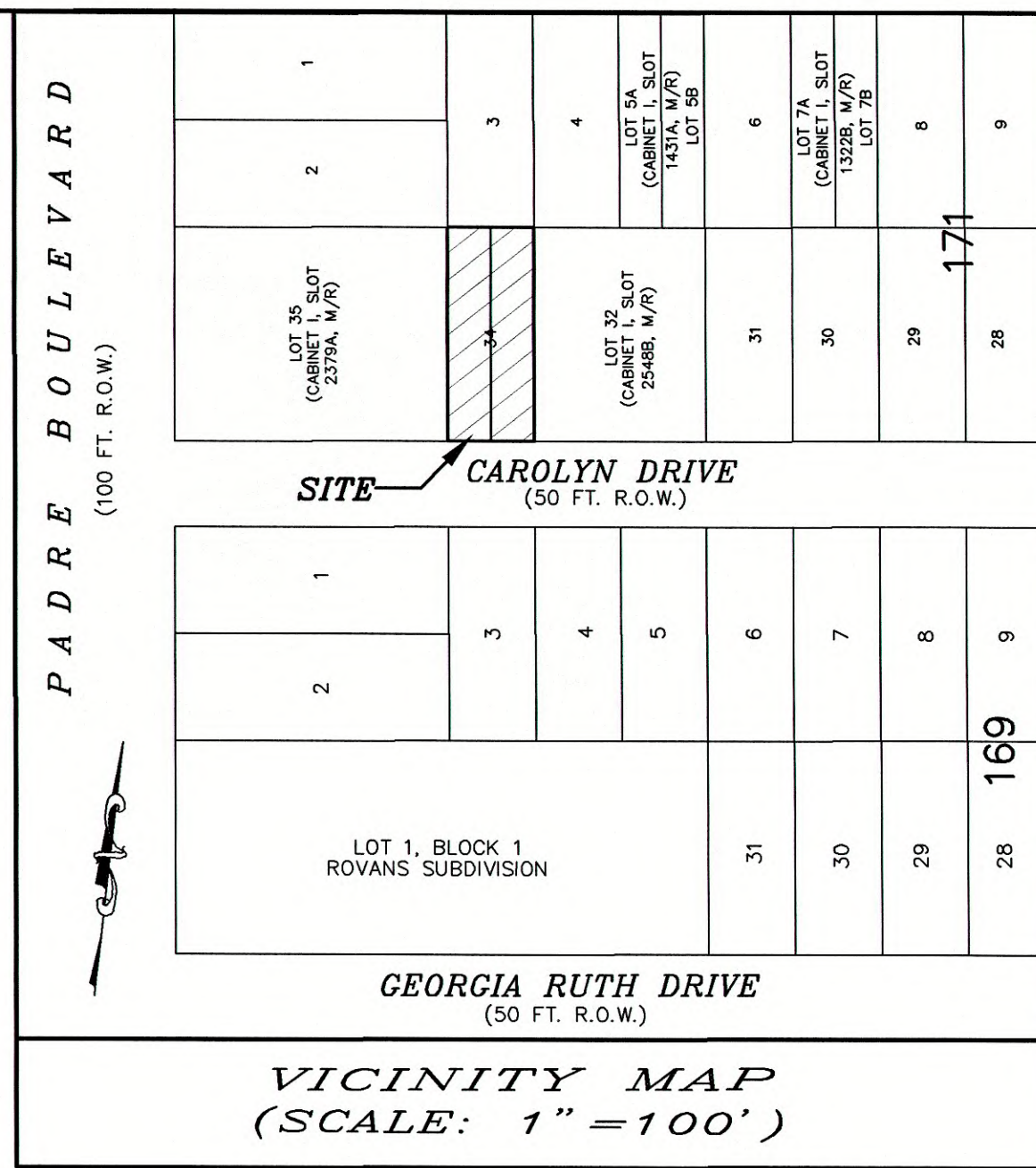
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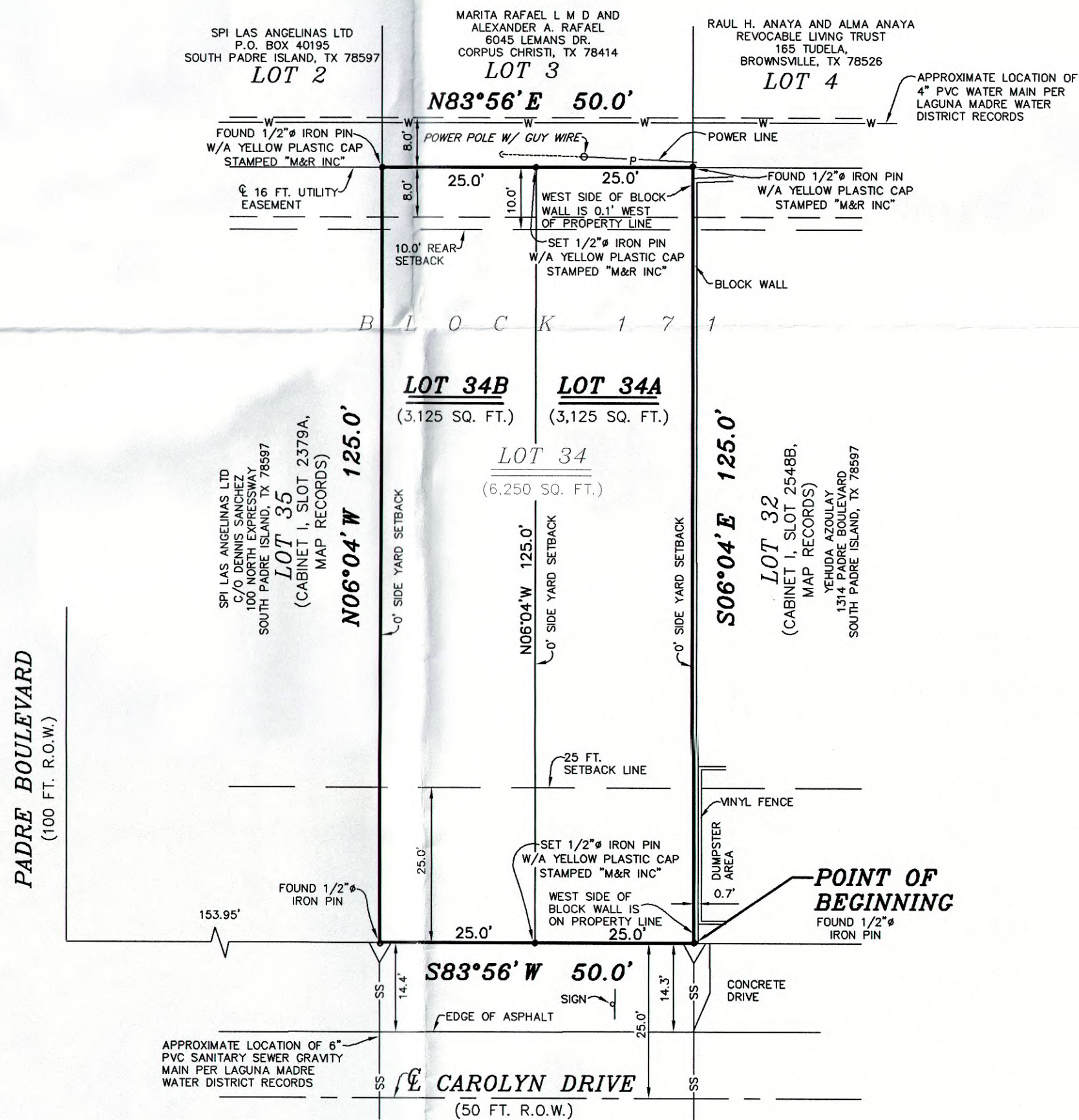
CONTAINING 0.143 ACRE OF LAND, MORE OR LESS.

**NOTES:**

1. MONUMENTATION FOUND ALONG THE NORTH 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. THESE LOTS ARE HEREBY DEDICATED AS TOWNHOME LOTS.
4. THIS TRACT LIES IN ZONING CLASSIFICATION "NT" NEIGHBORHOOD TRANSITION CHARACTER ZONE OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
5. PER SECTION 6.7.1 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM-BASED CODE:  
0' SIDE YARD SETBACK  
10' REAR SETBACK TOWARD A SINGLE FAMILY RESIDENTIAL LOT  
0' FRONT SETBACK



MERIDIAN OF  
PADRE BEACH  
SECTION XI



**PRELIMINARY PLAT**  
OF  
**"LOTS 34A AND 34B, BLOCK 171, PADRE BEACH SECTION XI"**  
BEING A REPLAT  
OF

LOT NUMBER THIRTY-FOUR (34), BLOCK NUMBER ONE HUNDRED SEVENTY-ONE (171), PADRE BEACH SECTION XI, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
SURVEYED FOR:

**JOSEPH GONZALES**

OWNER:  
JOSEPH GONZALES  
6737 GREENDALE CT.  
NORTH RICHLAND HILLS, TX 76182

**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@cnigmail.com

G.F. NO. N/A

JOB NO. 21554  
KEILA POSADA

The undersigned hereby certifies that the survey described hereon was made on the ground on 08/31/2021; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

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





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0' SIDE YARD SETBACK  
10' REAR SETBACK TOWARD A SINGLE FAMILY RESIDENTIAL LOT  
0' FRONT SETBACK

**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 THIRTY-FOUR (34), BLOCK ONE HUNDRED SEVENTY-ONE (171), PADRE BEACH SECTION XI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS, CAMERON COUNTY, TEXAS, DEPICTED HEREON.

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

DATE: 9-2-2021

**LAGUNA MADRE WATER DISTRICT'S CERTIFICATION**

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

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

DATE:

**STATE OF TEXAS  
COUNTY OF CAMERON**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF

SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

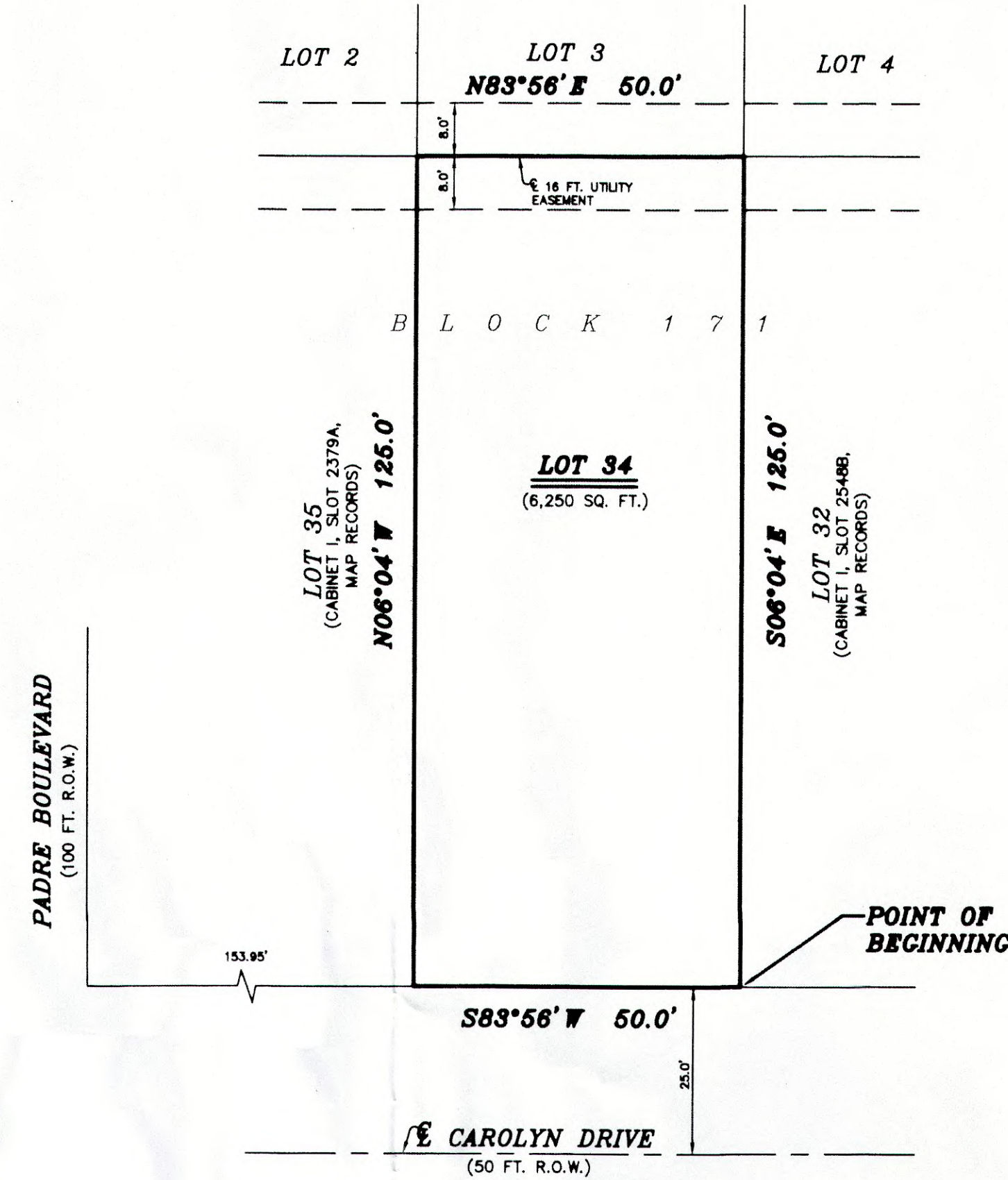
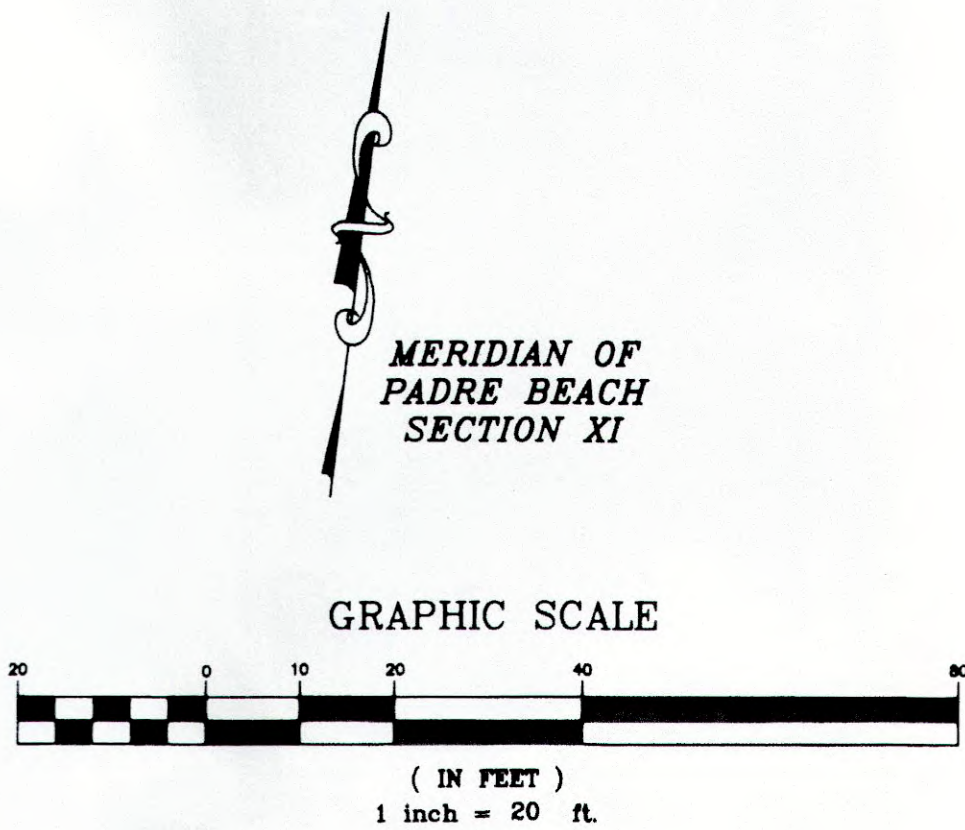
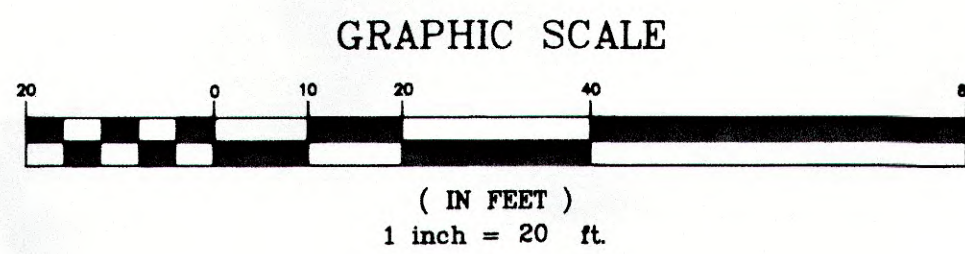
PLANNING AND ZONING COMMISSION  
CHAIR

PUBLIC WORKS DIRECTOR

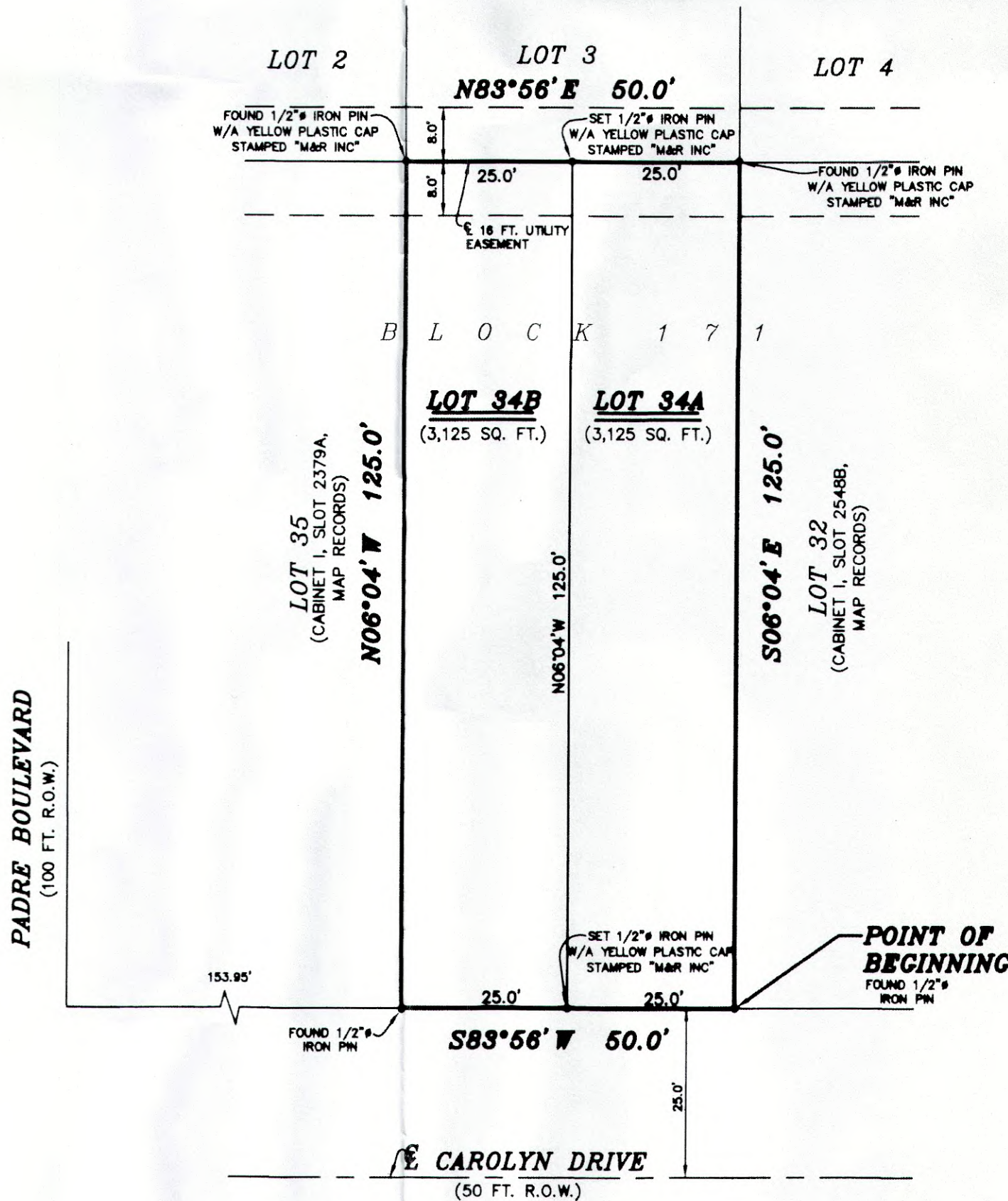
**STATE OF TEXAS  
COUNTY OF CAMERON**

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

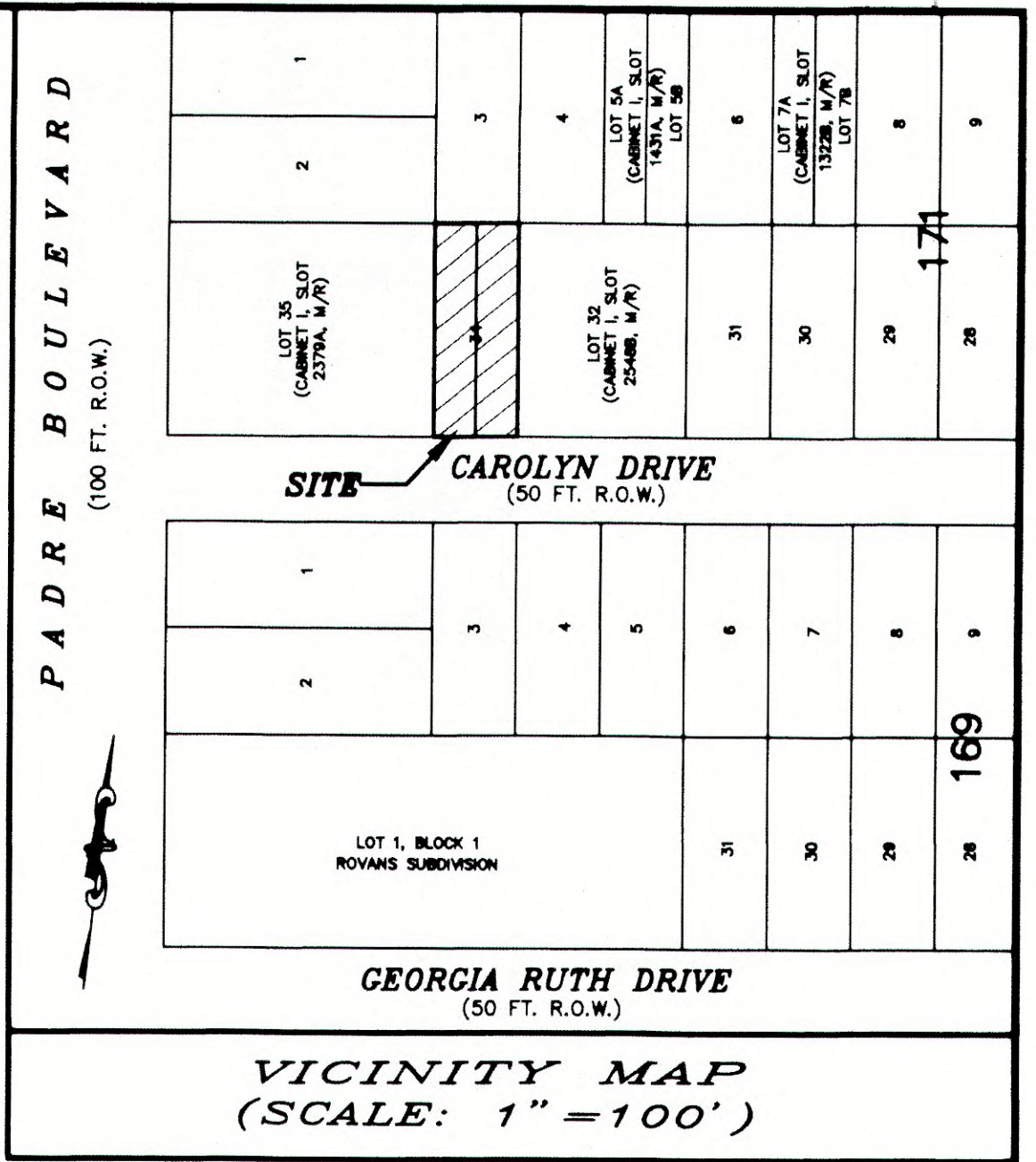
By: \_\_\_\_\_ Deputy



**PROPERTY PRIOR TO REPLAT**



**REPLAT**



**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, JOSEPH GONZALES, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 34A AND 34B, BLOCK 171, 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.

JOSEPH GONZALES  
OWNER

DATE:

**STATE OF TEXAS  
COUNTY OF CAMERON**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC

COUNTY

**FINAL PLAT  
OF  
"LOTS 34A AND 34B, BLOCK 171, PADRE BEACH SECTION XI"  
BEING A REPLAT  
OF**

LOT NUMBER THIRTY-FOUR (34), BLOCK NUMBER ONE HUNDRED SEVENTY-ONE (171), PADRE BEACH SECTION XI, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:

JOSEPH GONZALES  
AUGUST 31, 2021

**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@engmail.com

OWNER:  
JOSEPH GONZALES  
6737 GREENDALE CT.  
NORTH RICHLAND HILLS, TX 76182

G.P. NO. N/A  
21554PLAT.DWG

JOB NO. 21554  
KILA FORADA



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

**MEETING DATE:** September 16, 2021

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

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

**ITEM**

Discussion and action regarding the proposed replat of "Lot 3, Block 162, Padre Beach Subdivision, Section XI" to create two lots: "Lots 3A & 3B". (103A & 103B E. Verna Jean Drive)

**ITEM BACKGROUND**

Joseph Gonzalez is requesting to replat Lot 3, Block 162, Padre Beach Subdivision, Section XI to create two lots: Lots 3A & 3B, Block 162, Padre Beach Subdivision, Section XI. The subject properties are located on the south side of E Verna Jean Drive and are zoned Neighborhood Transition Character Zone. The proposed lots meet the City's minimum requirements for lot frontage, depth, and area.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

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

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, bong, roach clips, pipes, rolling papers, rolling machines, and whipped cream chargers containing nitrous oxide.)	NP	NP	NP	NP	NP	SE	NP	NP
Auto-related Sales or Service establishments (includes gasoline sales)	NP	NP	P/C	P/C	P/C	P/C	NP	P/C
Marine repairs	NP	NP	NP	NP	NP	NP	NP	NP
Finance, Insurance, and Real Estate establishments (with no drive through facility)	P	P	P	P	P	P	NP	P
Offices for business, professional, administrative, and technical services	P	P	P	P	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	P	NP	P
Food Service Uses such (includes seating on a sidewalk areas with no pedestrian obstruction; includes alcohol sales; with no drive through facility)	P	P	P	P	P	P	NP	P
Bar or drinking place	P	P	P	P	P	P	NP	P
Personal Services such as laundry, dry cleaners, hair care, etc.	P	P	P	P	P	P	NP	P
Tattoo and body piercing (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Permanent Makeup Application (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Retail bait stands	P	P	NP	NP	P	NP	NP	P
Pet and animal sales or service	P	P	P	P	P	P	NP	P
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	P/C	NP	P/C
<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.)

## VI. BUILDING FORM AND DEVELOPMENT STANDARDS

### 6.1 AREA REGULATIONS

#### 6.1.1 Minimum Lot Size

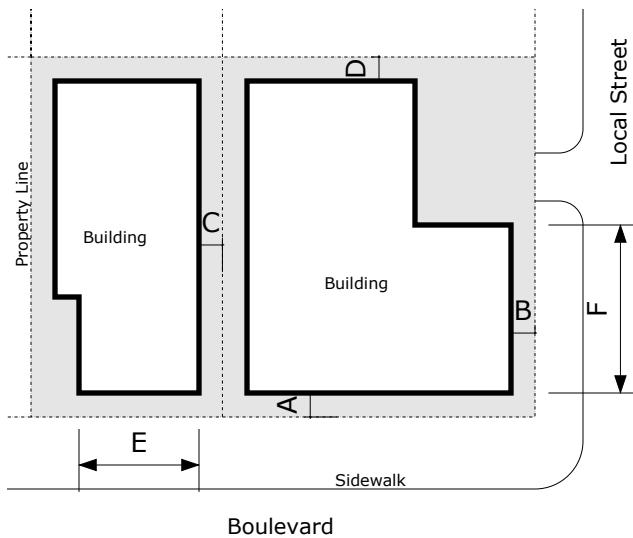
- (i) Area of Lot: 2,500 square feet
- (ii) Width of Lot: 25 feet
- (iii) Depth of Lot: 100 feet

#### 6.1.2 Single Retail Store Maximum Floor Area

No single retail store whether located in a single building, a combination of buildings, single tenant space, and/or combination of tenant spaces shall exceed twenty thousand (20,000) gross square feet of floor area in the aggregate. This size restriction shall apply to both new retail stores and expansion of existing retail stores.



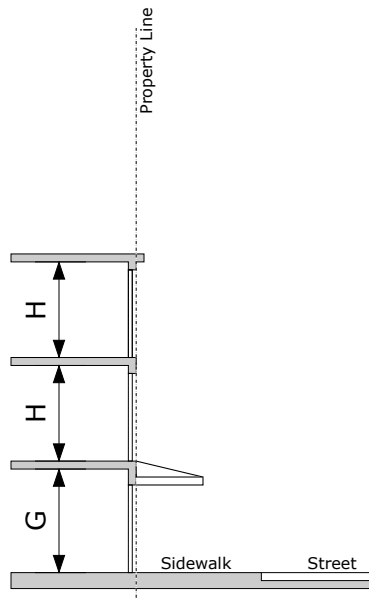
# **PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE** **6.7 NEIGHBORHOOD TRANSITION CHARACTER ZONE**

**6.7.1 Building Placement**

- (i) Build-to-Zone (From property line)
- |                         |         |   |
|-------------------------|---------|---|
| Boulevard               | 10'-75' | A |
| Local Street            | None    | B |
| Pedestrian Priority St. | 5'-20'  | 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               | 50% min. | E |
| Local Street            | None     | F |
| Pedestrian Priority St. | 50% min. | F |

**6.7.3 Parking**

- (i) Location Priority
1. Behind a building;
  2. Next to a building;
  3. Front parking; and
  4. 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;
- (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/500 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.

**6.7.2 Building Height**

- (i) Max. Building Height                      3 stories
- (ii) 1st Floor Ceiling Height                  12' min.                      G
- (iii) Upper Floor(s) Ceiling Height                  8' 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.

**VII. GENERAL DESIGN STANDARDS****7.1 Facade Elements****7.1.1 Facade along Pedestrian Priority Street, Paseo and Boulevard**

- (i) There shall be no blank walls greater than 25 feet in widths.
- (ii) Primary entrance door shall be provided on the facade. In the case of a corner lot, there shall be a primary entrance door on the side where the building is addressed.
- (iii) Doors and windows on ground floor of all buildings shall be between 40% and 90% of the ground floor facade area.
- (iv) Windows on the upper floors shall be a minimum of 20% of each upper floor facade area, which should be located between 3 ft. and 9 ft. above each finished floor.

**7.1.2 Commercial Ready**

Commercial ready means space constructed at a minimum ground floor height as established in each character zone which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

**7.2 Landscape Standards****7.2.1 Minimum Requirements**

- (i) Single-Family Use: No less than 30% of the minimum front yard setback area.
- (ii) Townhouse: No less than 15% of the minimum front yard setback area.
- (iii) Commercial / Multifamily (Hotel, Motel, Condominium, Duplex, etc.): No less than 20% of the front-of-building area.
- (iv) Corner Lots: An additional 10% of the side-of-building area.
- (v) Developed Properties with No Building: No less than 10% of the entire lot.
- (vi) Other materials such as planters, bark mulch, brick, stone, natural forms, water forms, and aggregate (but not concrete or asphalt) may be used with the 80% coverage of live plant materials.

**7.2.2 Tree Requirements**

- (i) Min. one tree / 300 square feet
- (ii) No less than one tree shall be planted on each lot.

**7.2.3 Line of Sight**

All landscape installations must provide unobstructed views in accordance with sight triangle requirements as denoted within Article 2.22 of the *Standards and Specifications for the Acceptance of Public Improvements*.

**7.2.4 Landscape Plan**

- (i) Landscape plan shall be submitted with any application materials for a building permit.
- (ii) Approved landscape plan shall be valid as long as the building permit for the project is valid.
- (iii) The Building Inspector may at his/her discretion issue a temporary Certification of Occupancy, not to exceed 60 days, in the event of inclement weather, natural disasters, or for other good cause shown.

**7.2.5 Maintenance**

All landscaping required shall be maintained in a neat and healthy condition. Such Maintenance shall be an ongoing obligation of the owner of the property and prompt replacement shall be made of any damaged materials.

**7.2.6 Enforcement**

Should any person fail to comply with the requirements of this chapter, such failure shall constitute a violation as set forth in Section 20-17 and 21-2 of the City Ordinance.



**METES AND BOUNDS DESCRIPTION**  
0.143 ACRE (6,250 SQ. FT.) OF LAND, BEING ALL OF LOT THREE (3), BLOCK ONE HUNDRED SIXTY-TWO (162), PADRE BEACH SECTION XI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS, CAMERON COUNTY, TEXAS; SAID 0.143 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 3 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 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 VERNA JEAN DRIVE, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 3, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID VERNA JEAN DRIVE ALONG THE EAST BOUNDARY LINE OF SAID LOT 3, SOUTH 06 DEG. 04 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3, FOR THE SOUTHEAST CORNER OF THIS TRACT;

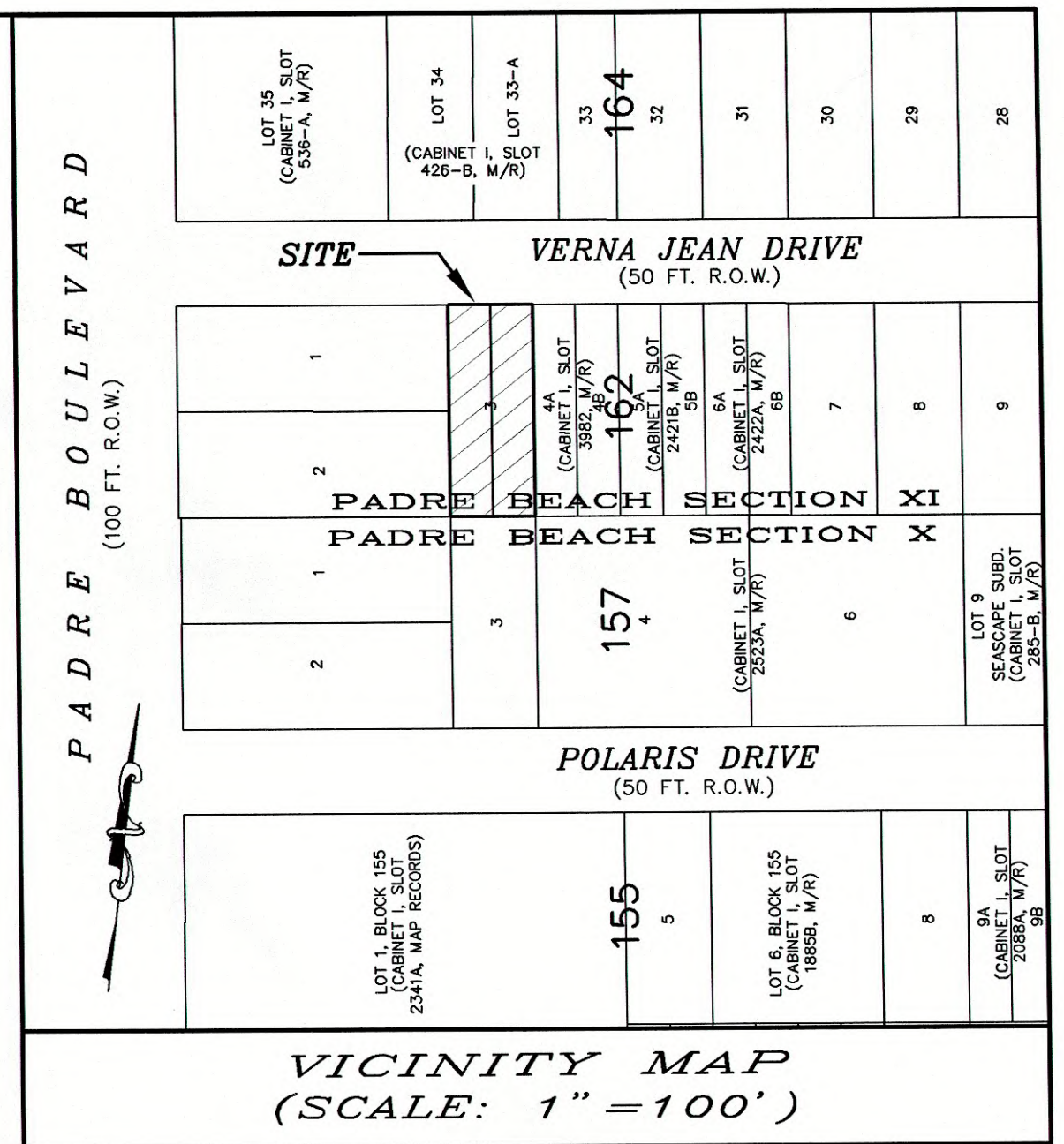
THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 3, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 3 NORTH 06 DEG. 04 MIN. WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

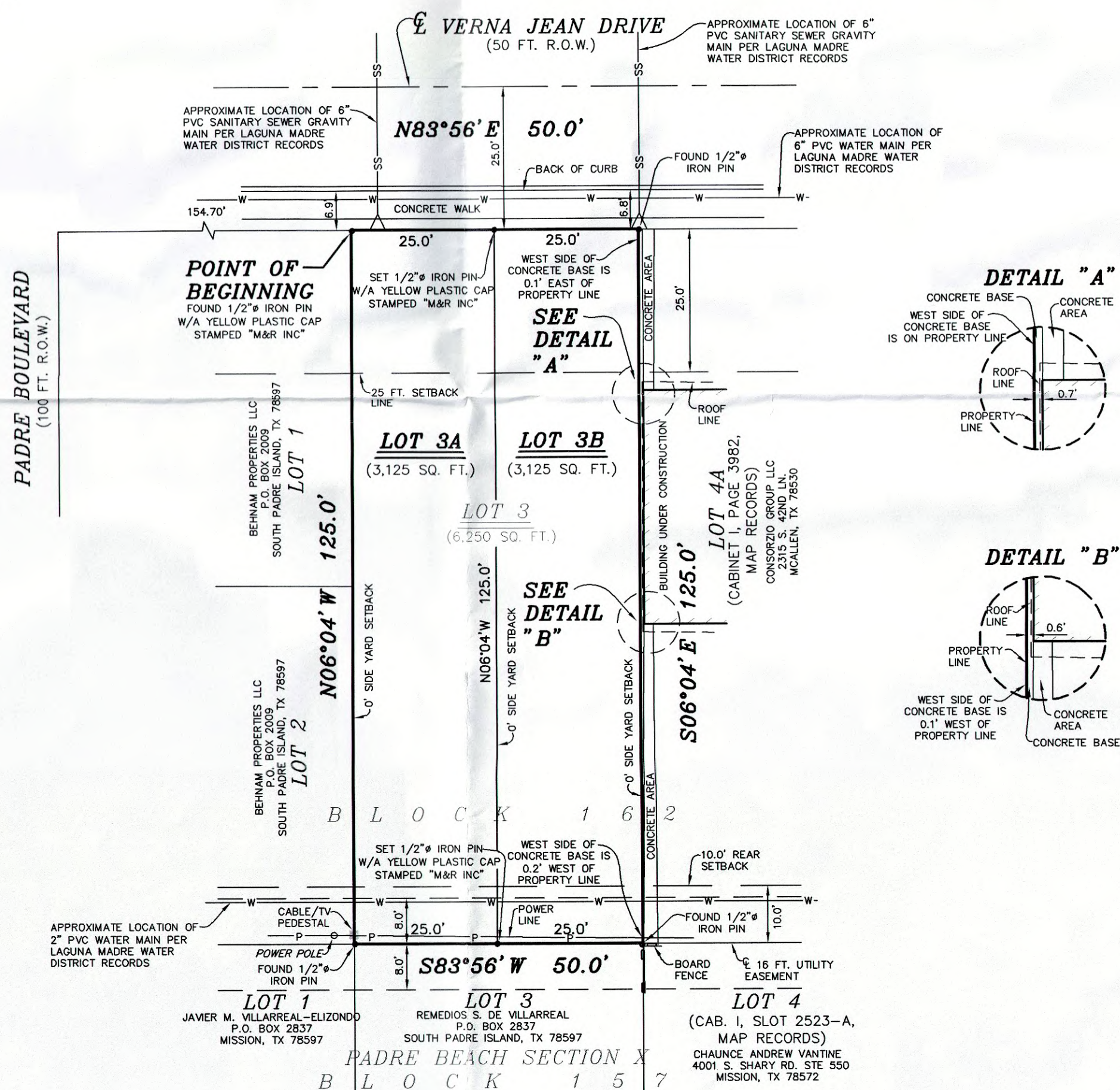
CONTAINING 0.143 ACRE OF LAND, MORE OR LESS.

**NOTES:**

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF VERNA JEAN DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (EL 6) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510F, EFFECTIVE FEBRUARY 16, 2018.
3. THESE LOTS ARE HEREBY DEDICATED AS TOWNHOME LOTS.
4. THIS TRACT LIES IN ZONING CLASSIFICATION "NT" NEIGHBORHOOD TRANSITION CHARACTER ZONE OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
5. PER SECTION 6.7.1 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM-BASED CODE;  
0' SIDE YARD SETBACK  
10' REAR SETBACK TOWARD A SINGLE FAMILY RESIDENTIAL LOT  
0' FRONT SETBACK



MERIDIAN OF  
PADRE BEACH  
SECTION XI



**PRELIMINARY PLAT  
OF  
"LOTS 3A AND 3B, BLOCK 162, PADRE BEACH SECTION XI"  
BEING A REPLAT  
OF**

LOT THREE (3), BLOCK ONE HUNDRED SIXTY-TWO (162),  
PADRE BEACH SECTION XI, CITY OF SOUTH PADRE  
ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE  
MAP THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP  
RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
SURVEYED FOR:

JOSEPH GONZALES

**OWNER:**

JOSEPH GONZALES  
6737 GREENDALE CT.  
NORTH RICHLAND HILLS, TX 76182

**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

JOB NO. 21552  
KEILA POSADA

The undersigned hereby certifies that the survey described hereon was made on the ground on 08/31/2021; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900



**METES AND BOUNDS DESCRIPTION**  
0.143 ACRE (6,250 SQ. FT.) OF LAND, BEING ALL OF LOT THREE (3), BLOCK ONE HUNDRED SIXTY-TWO (162), PADRE BEACH SECTION XI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS, CAMERON COUNTY, TEXAS; SAID 0.143 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 3 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 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 VERNA JEAN DRIVE, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 3, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID VERNA JEAN DRIVE ALONG THE EAST BOUNDARY LINE OF SAID LOT 3, SOUTH 06 DEG. 04 MIN. EAST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 3, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN 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. 04 MIN. WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

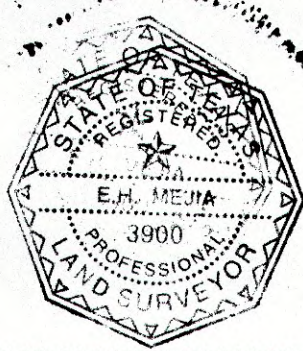
CONTAINING 0.143 ACRE OF LAND, MORE OR LESS.

**NOTES:**

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF VERNA JEAN DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (EL 6) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510F, EFFECTIVE FEBRUARY 16, 2018.
3. THESE LOTS ARE HEREBY DEDICATED AS TOWNHOME LOTS.
4. THIS TRACT LIES IN ZONING CLASSIFICATION "M" NEIGHBORHOOD TRANSITION CHARACTER ZONE OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
5. PER SECTION 6.7.1 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT FORM-BASED CODE: 0' SIDE YARD SETBACK  
10' REAR SETBACK TOWARD A SINGLE FAMILY RESIDENTIAL LOT  
0' FRONT SETBACK

**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), BLOCK ONE HUNDRED SIXTY TWO (162), PADRE BEACH SECTION XI, 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: 9-2-2021



**LAGUNA MADRE WATER DISTRICT'S CERTIFICATION**

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

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

DATE:

STATE OF TEXAS  
COUNTY OF CAMERON

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF

SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

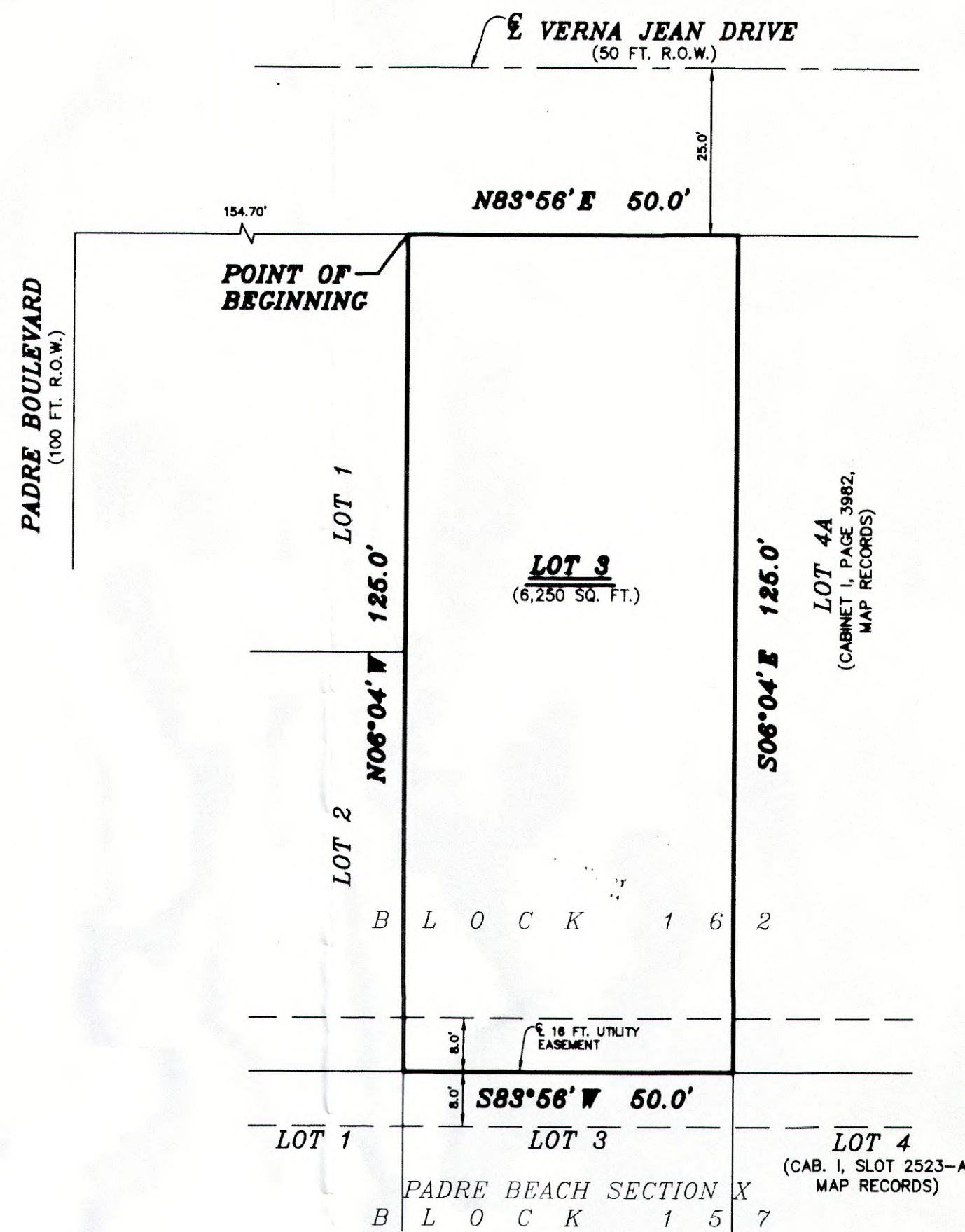
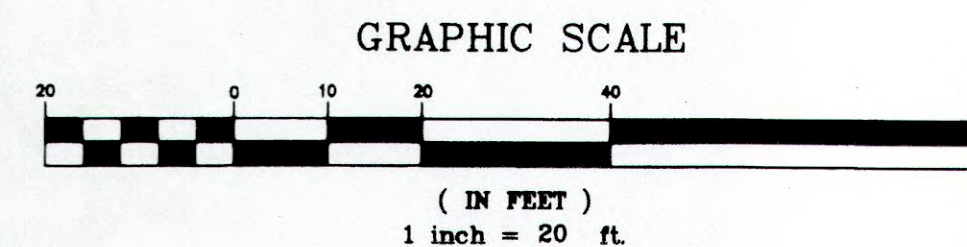
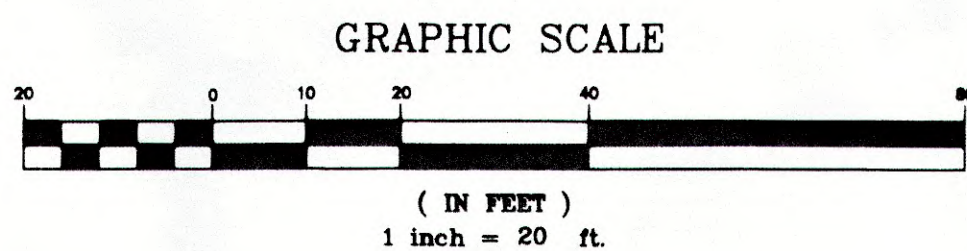
PLANNING AND ZONING COMMISSION  
CHAIR

PUBLIC WORKS DIRECTOR

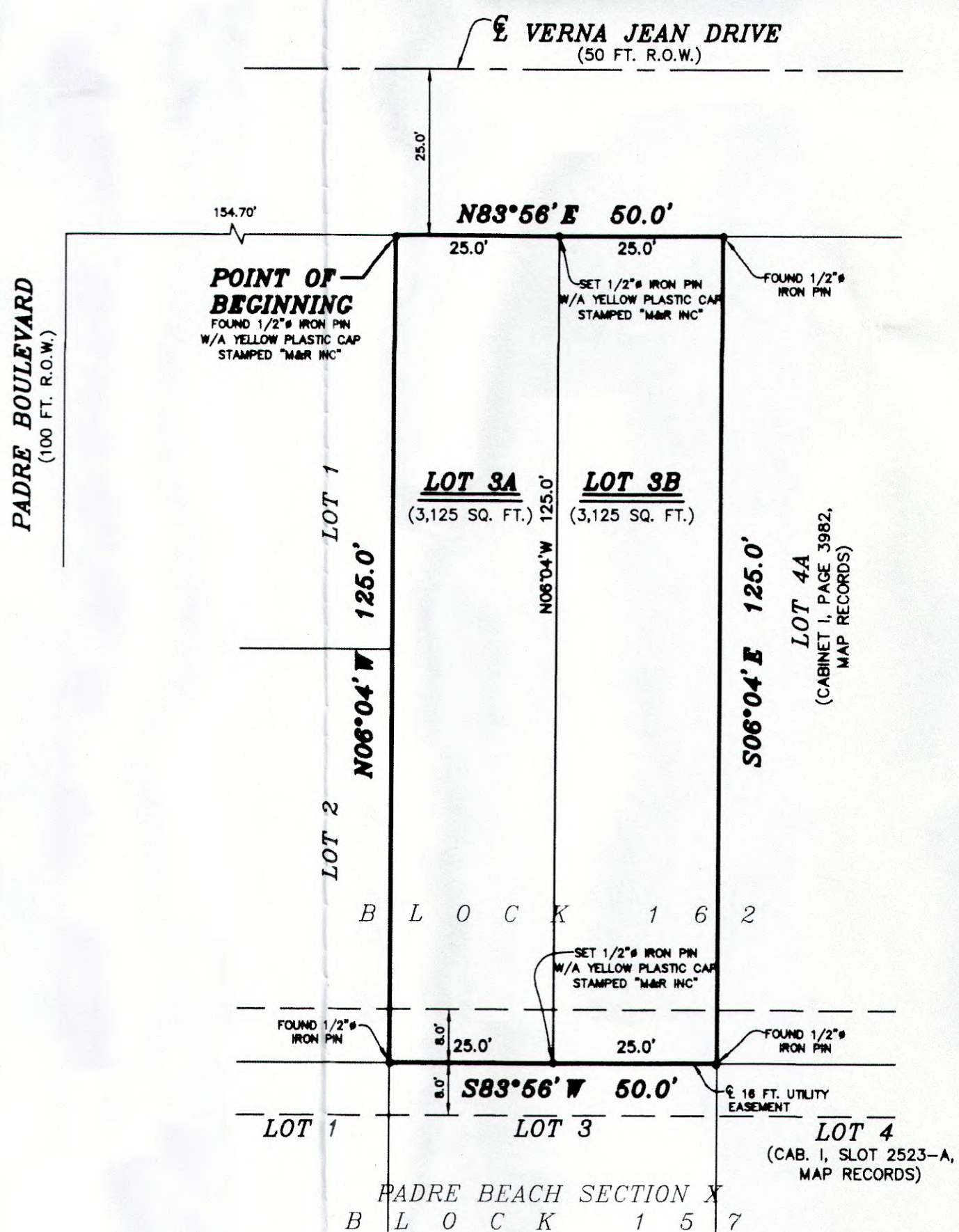
STATE OF TEXAS  
COUNTY OF CAMERON

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

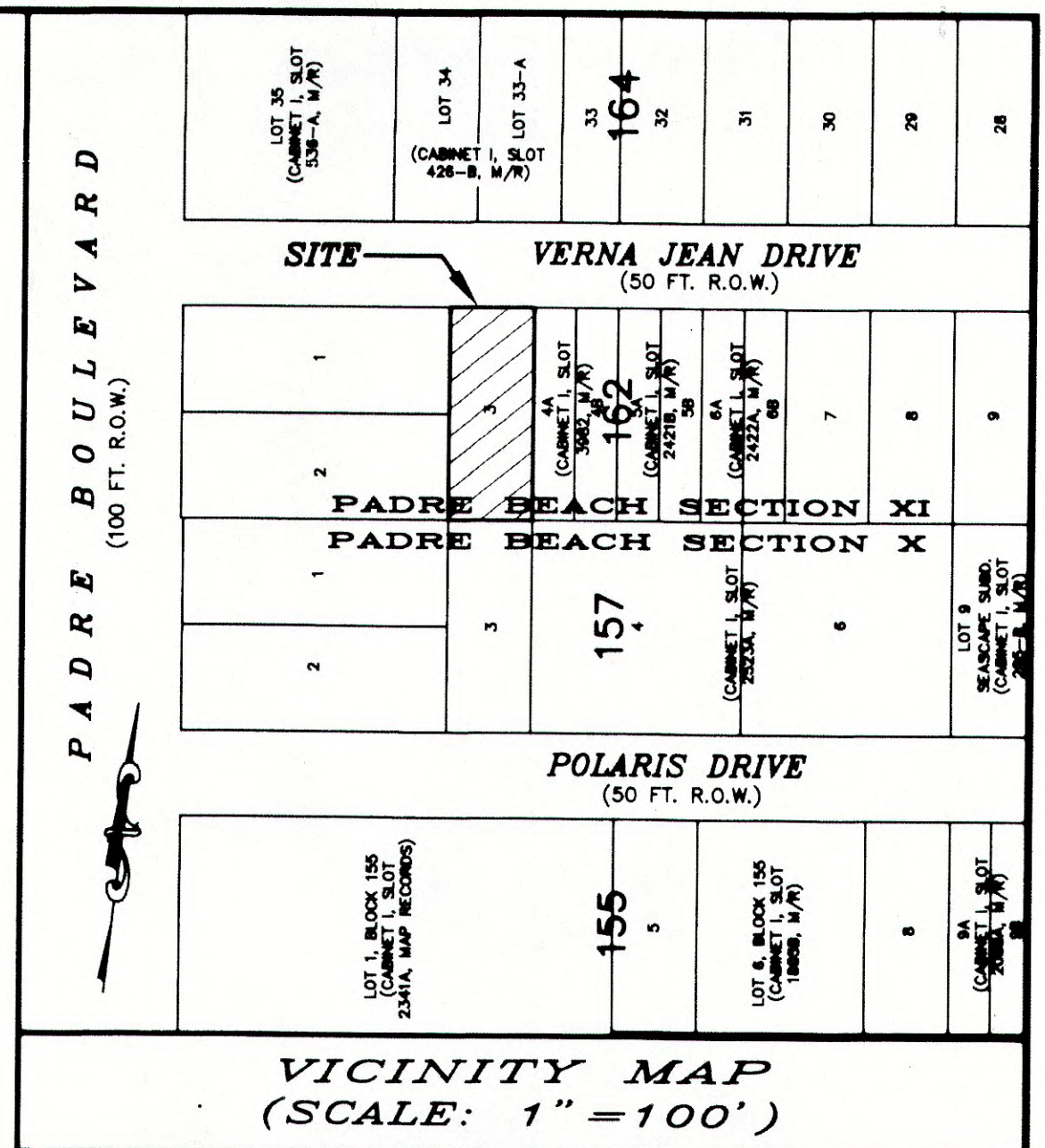
By: \_\_\_\_\_ Deputy



PROPERTY PRIOR TO REPLAT



REPLAT



STATE OF TEXAS  
COUNTY OF CAMERON

I, THE UNDERSIGNED, JOSEPH GONZALES, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 3A AND 3B, 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.

JOSEPH GONZALES  
OWNER

DATE

STATE OF TEXAS  
COUNTY OF CAMERON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC

COUNTY

FINAL PLAT  
OF  
"LOTS 3A AND 3B, BLOCK 162, PADRE BEACH SECTION XI"  
BEING A REPLAT  
OF

LOT THREE (3), BLOCK ONE HUNDRED SIXTY-TWO (162), PADRE BEACH SECTION XI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:

JOSEPH GONZALES  
AUGUST 31, 2021

Mejia & Rose, Incorporated

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

OWNER:  
JOSEPH GONZALES  
6737 GREENDALE CT.  
NORTH RICHLAND HILLS, TX 76182

email: mandrinc@cnmail.com

G.F. NO. N/A  
21552PLAT.DWG

JOB NO. 21552  
KRILA FORADA



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

**MEETING DATE:** September 16, 2021

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

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

**ITEM**

Discussion and action regarding the proposed replat of "Lots 11A, 11B, 12A & 12B, Block 182, Fiesta Isles Subdivision (Padre Beach, Section XII)" to create two lots: "Lots 11 & 12". (5707 & 5709 Laguna Circle South)

**ITEM BACKGROUND**

Paul E. Johnson, owner of the subject properties, requests to replat Lots 11A, 11B, 12A & 12B, Block 182, Fiesta Isles Subdivision (Padre Beach, Section XII) to create two lots: Lots 11 & 12, Block 182, Fiesta Isles Subdivision (Padre Beach, Section XII). The subject properties are located on the west side of the cul-de-sac of Laguna Circle South and are located within the "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: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

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

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**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

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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

BEING 0.503 ACRE OF LAND, MORE OR LESS, BEING ALL OF LOTS ELEVEN-A (11-A), ELEVEN-B (11-B), TWELVE-A (12-A) AND TWELVE-B (12-B), BLOCK NUMBER ONE HUNDRED EIGHTY-TWO (182), BEING A RE-PLAT OF LOTS ELEVEN (11) AND TWELVE (12), FIESTA ISLES, BEING PADRE BEACH, SECTION XII, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET I, SLOT 2276-B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.503 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON PIN FOUND ON THE RIGHT-OF-WAY LINE OF LAGUNA CIRCLE SOUTH (50 FT. R.O.W.), AT THE SOUTHEAST CORNER OF SAID LOT 11-A, FOR THE SOUTHEAST CORNER OF TRACT;

THENCE, ALONG THE SOUTH PROPERTY LINE OF SAID LOT 11-A, SOUTH 84 DEGREES 02 MINUTES WEST, AT A DISTANCE OF 101.03 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 121.73 FEET TO A POINT IN THE LAGUNA MADRE, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST PROPERTY LINE OF SAID LOT 11-A AND 11-B, NORTH 09 DEGREES 00 MINUTES EAST, A DISTANCE OF 93.10 FEET TO A POINT STILL IN THE LAGUNA MADRE, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE PROPERTY LINE OF SAID LOTS 11-B AND 12-A, NORTH 39 DEGREES 51 MINUTES 42 SECONDS EAST A DISTANCE OF 76.99 FEET TO A CORNER OF SAID LOT 12-A, FOR A CORNER OF THIS TRACT;

THENCE ALONG THE NORTH PROPERTY LINE OF SAID LOT 12-A AND 12-B, NORTH 84 DEGREES 02 MINUTES EAST, A DISTANCE OF 132.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 12-B, FOR THE NORTHEAST CORNER OF THIS TRACT;

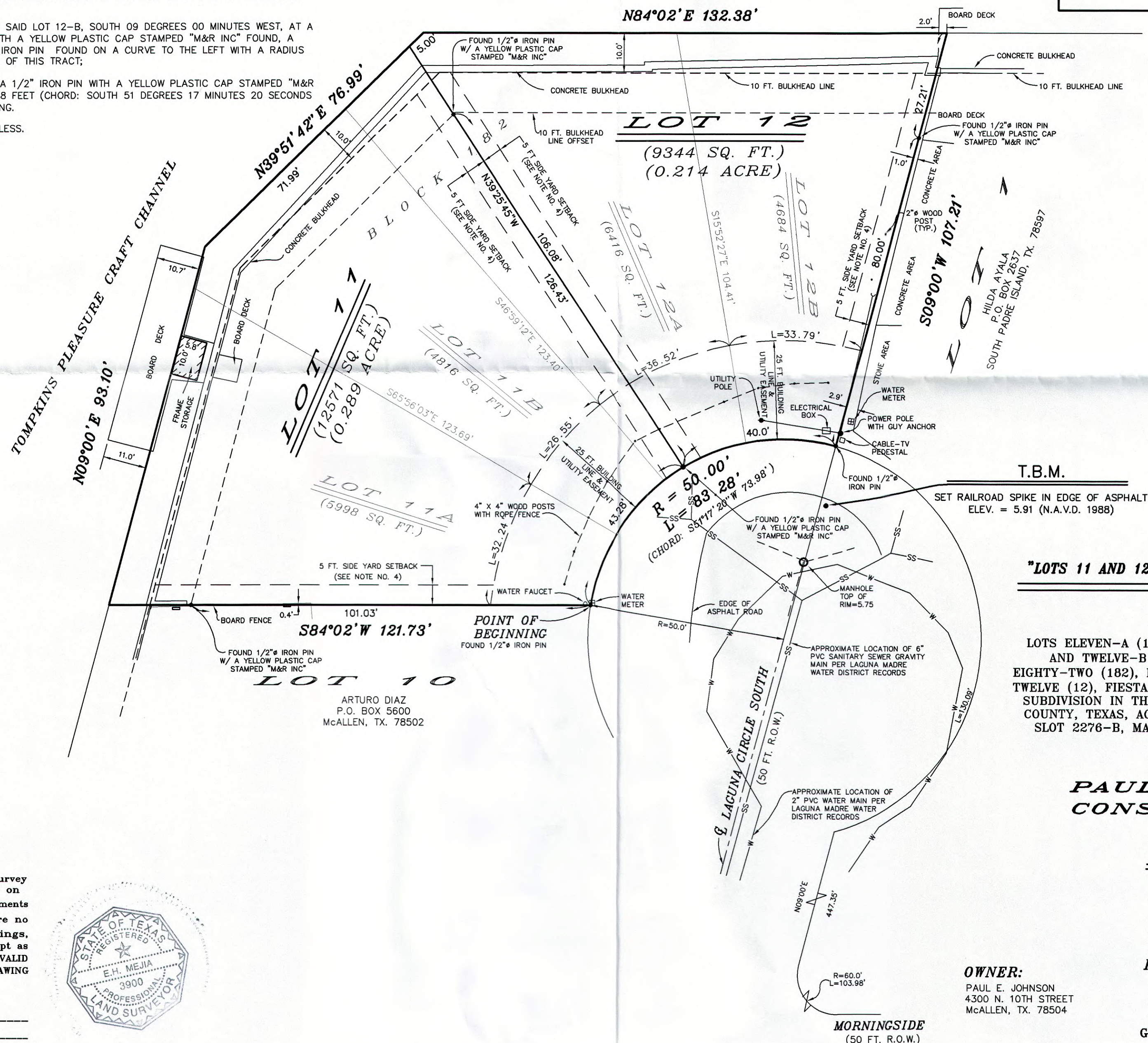
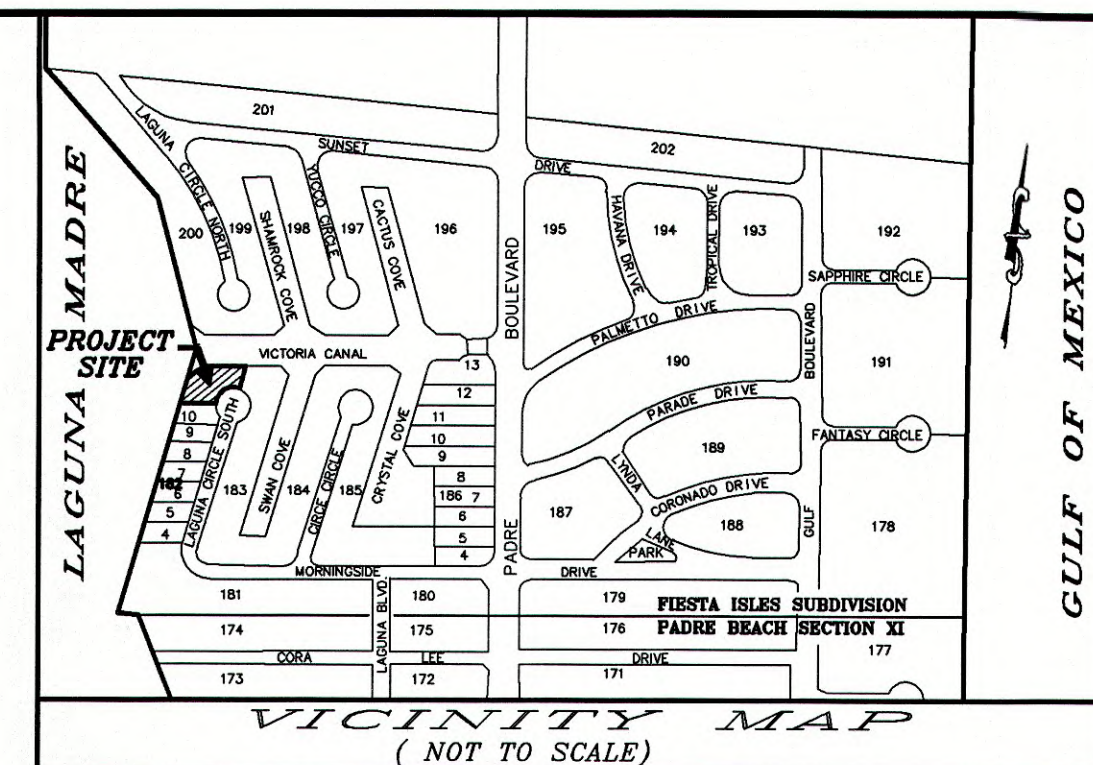
THENCE, ALONG THE EAST PROPERTY LINE OF SAID LOT 12-B, SOUTH 09 DEGREES 00 MINUTES WEST, AT A DISTANCE OF 27.21 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 107.21 FEET, TO A 1/2" IRON PIN FOUND ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE, AT 40.00 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL ARC DISTANCE OF 83.28 FEET (CHORD: SOUTH 51 DEGREES 17 MINUTES 20 SECONDS WEST, 73.98 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.503 ACRE OF LAND, MORE OR LESS.

## NOTES:

- 1). THIS TRACT LIES IN ZONE "AE" (ELEV. 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0370 F, EFFECTIVE FEBRUARY 16, 2018.
- 2). MONUMENTATION FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF LAGUNA CIRCLE SOUTH WAS HELD AS THE BASIS OF BEARING.
- 3). ELEVATION ON TEMPORARY BENCH MARK (TBM) IS REFERENCED FROM N.G.S. BENCHMARK STAMPED "E 1436" LOCATED ON THE EAST RIGHT-OF-WAY OF PADRE BOULEVARD BETWEEN CAROLYN DRIVE AND GEORGIA DRIVE, ELEV. = 2.33 (N.A.V.D. 1988).
- 4). THIS TRACT FALLS IN THE ZONING CLASSIFICATION DISTRICT "E" LOW DENSITY RESIDENTIAL SINGLE FAMILY AND TOWNHOUSE DWELLING DISTRICT PER THE TOWN OF SOUTH PADRE ISLAND.
- 5). ZONE "E" SETBACKS PER SECTION 20-10. OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES. 25 FT. FRONT YARD SETBACK, 5 FT. SIDE YARD SETBACK AND 20 FT. REAR SETBACK EXCEPT 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.



## PRELIMINARY PLAT OF "LOTS 11 AND 12, BLOCK 182, FIESTA ISLES SUBDIVISION"

### BEING A RE-PLAT OF

LOTS ELEVEN-A (11-A), ELEVEN-B (11-B), TWELVE-A (12-A) AND TWELVE-B (12-B), BLOCK NUMBER ONE HUNDRED EIGHTY-TWO (182), BEING A RE-PLAT OF LOTS ELEVEN (11) AND TWELVE (12), FIESTA ISLES, BEING PADRE BEACH, SECTION XII, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET I, SLOT 2276-B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
SURVEYED FOR:

**PAUL E. JOHNSON  
CONSTRUCTION CO.**

**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:

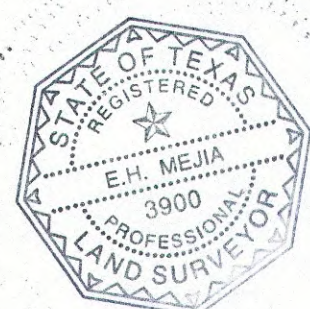
PAUL E. JOHNSON  
4300 N. 10TH STREET  
McALLEN, TX. 78504

G.F. NO. N/A

JOB NO. 21548  
KEILA POSADA

The undersigned hereby certifies that the survey described hereon was made on the ground on 08/31/2021; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

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





**METES AND BOUNDS DESCRIPTION**

BEING 0.503 ACRE OF LAND, MORE OR LESS, BEING ALL OF LOTS ELEVEN-A (11-A), ELEVEN-B (11-B), TWELVE-A (12-A) AND TWELVE-B (12-B), BLOCK NUMBER ONE HUNDRED EIGHTY-TWO (182), BEING A RE-PLAT OF LOTS ELEVEN (11) AND TWELVE (12), FIESTA ISLES, BEING PADRE BEACH, SECTION XII, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET I, SLOT 2276-B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.503 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

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THENCE, ALONG THE SOUTH PROPERTY LINE OF SAID LOT 11-A, SOUTH 84 DEGREES 02 MINUTES WEST, AT A DISTANCE OF 101.03 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 121.73 FEET TO A POINT IN THE LAGUNA MADRE, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST PROPERTY LINE OF SAID LOT 11-A AND 11-B, NORTH 09 DEGREES 00 MINUTES EAST, A DISTANCE OF 93.10 FEET TO A POINT STILL IN THE LAGUNA MADRE, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE PROPERTY LINE OF SAID LOTS 11-B AND 12-A, NORTH 39 DEGREES 51 MINUTES 42 SECONDS EAST A DISTANCE OF 76.99 FEET TO A CORNER OF SAID LOT 12-A, FOR A CORNER OF THIS TRACT;

THENCE ALONG THE NORTH PROPERTY LINE OF SAID LOT 12-A AND 12-B, NORTH 84 DEGREES 02 MINUTES EAST, A DISTANCE OF 132.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 12-B, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST PROPERTY LINE OF SAID LOT 12-B, SOUTH, 09 DEGREES 00 MINUTES WEST, AT A DISTANCE OF 27.21 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 107.21 FEET, TO A 1/2" IRON PIN FOUND ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE, AT 40.00 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL ARC DISTANCE OF 83.28 FEET (CHORD: SOUTH 51 DEGREES 17 MINUTES 20 SECONDS WEST, 73.98 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.503 ACRE OF LAND, MORE OR LESS.

- NOTES:**
- 1). THIS TRACT LIES IN ZONE "AE" (ELEV. 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0370 F, EFFECTIVE FEBRUARY 16, 2018.
  - 2). MONUMENTATION FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF LAGUNA CIRCLE SOUTH WAS HELD AS THE BASIS OF BEARING.
  - 3). THIS TRACT FALLS IN THE ZONING CLASSIFICATION DISTRICT "E" LOW DENSITY RESIDENTIAL SINGLE FAMILY AND TOWNHOUSE DWELLING DISTRICT PER THE TOWN OF SOUTH PADRE ISLAND.
  - 4). ZONE "E" SETBACKS PER SECTION 20-10, OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES, 25 FT. FRONT YARD SETBACK, 5 FT. SIDE YARD SETBACK AND 20 FT. REAR SETBACK EXCEPT 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.

**SURVEYOR'S CERTIFICATION:**

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

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; LOTS ELEVEN-A (11-A), ELEVEN-B (11-B), TWELVE-A (12-A) AND TWELVE-B (12-B), BLOCK ONE HUNDRED EIGHTY-TWO (182), BEING A REPLAT OF LOTS ELEVEN (11) AND TWELVE (12), FIESTA ISLES, BEING PADRE BEACH, SECTION XII, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOT 2276-B, MAP RECORDS OF CAMERON COUNTY, TEXAS DEPICTED HEREON.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
TONY YZAGUIRRE, JR.  
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.  
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.

**LAGUNA MADRE WATER DISTRICT'S CERTIFICATION**

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

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

**STATE OF TEXAS  
COUNTY OF CAMERON**

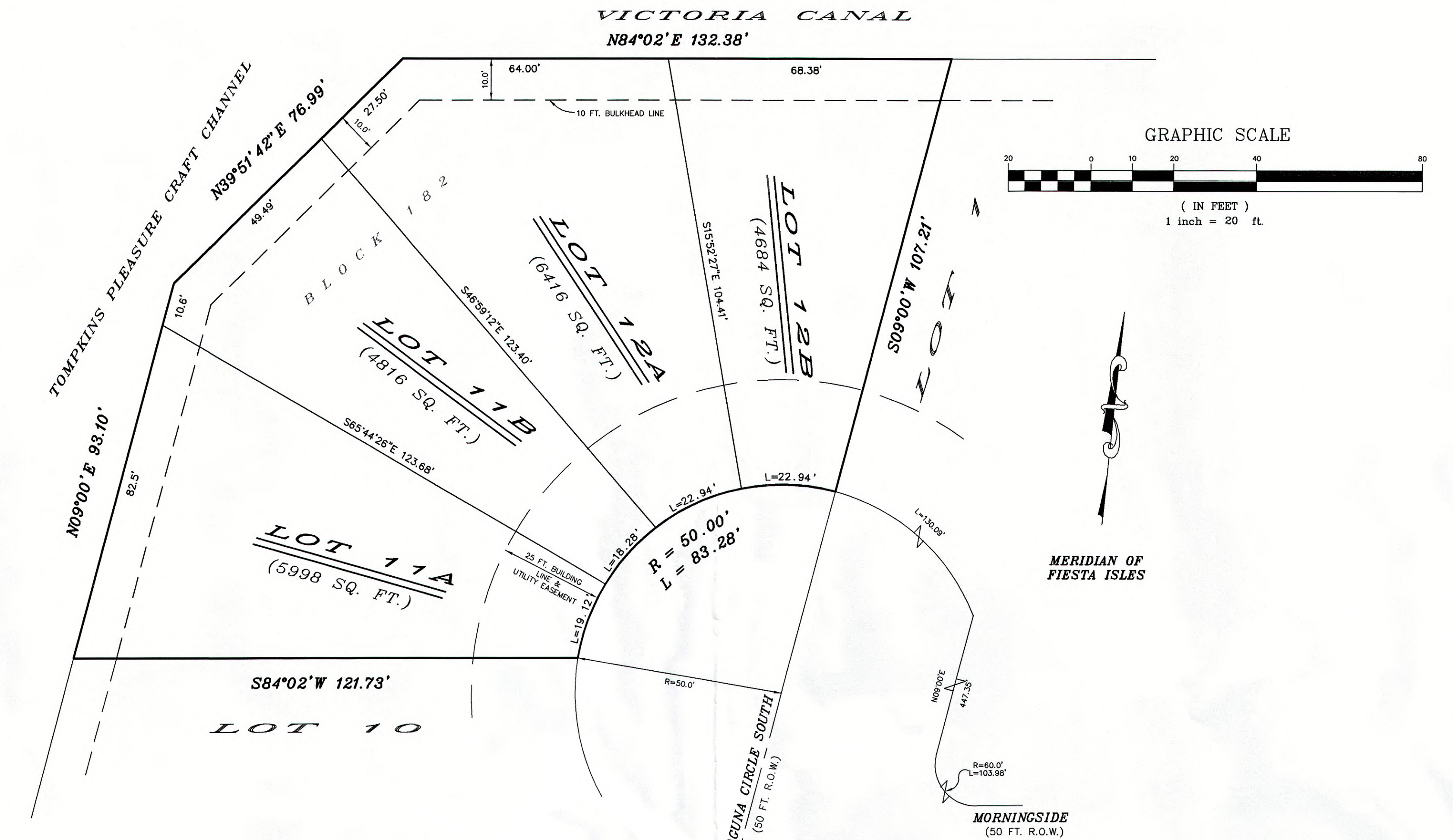
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR  
CHAIR

**STATE OF TEXAS  
COUNTY OF CAMERON**

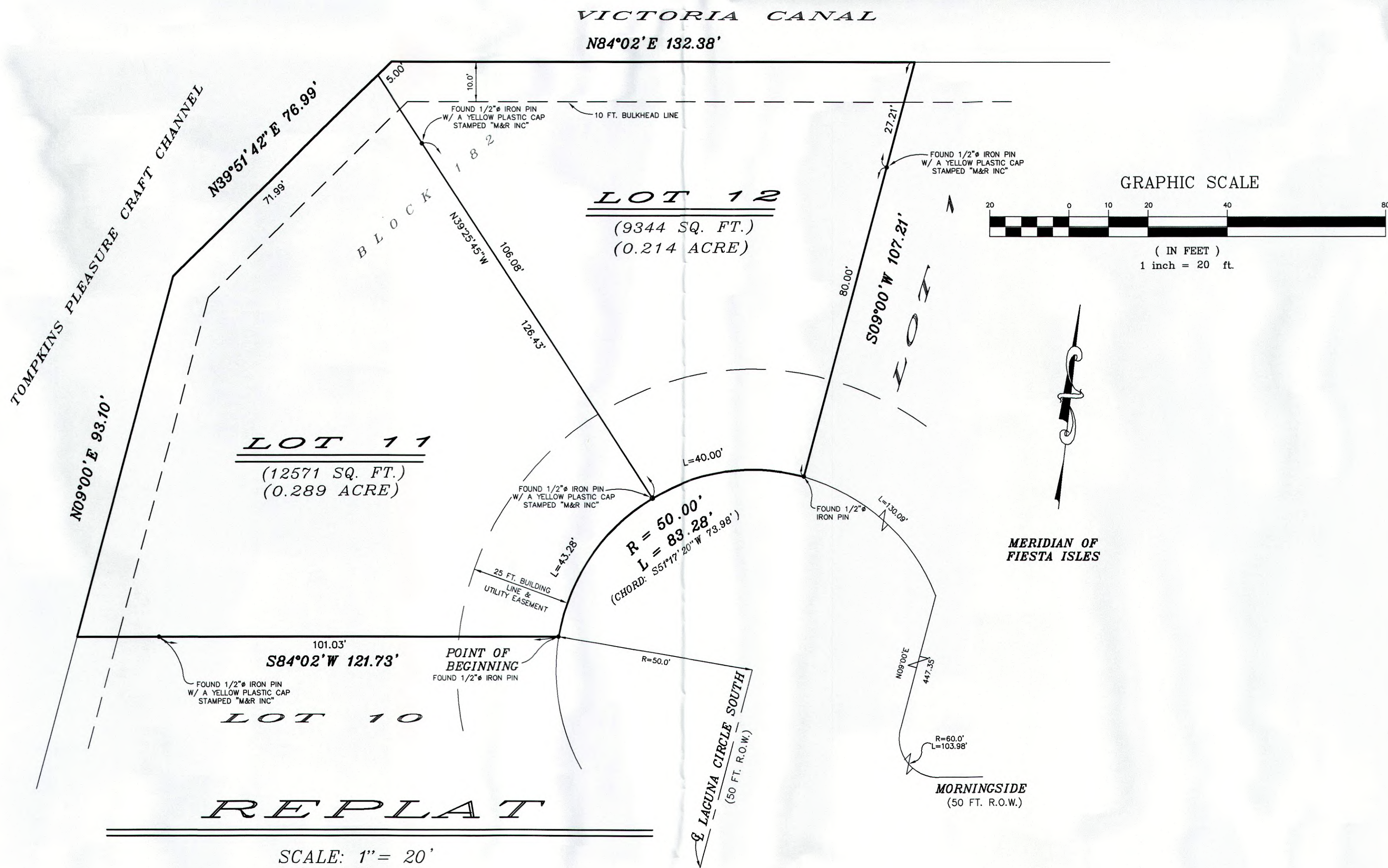
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ O'clock \_\_\_\_ M in the Map Records of Cameron County, Texas, Document No. \_\_\_\_\_.

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



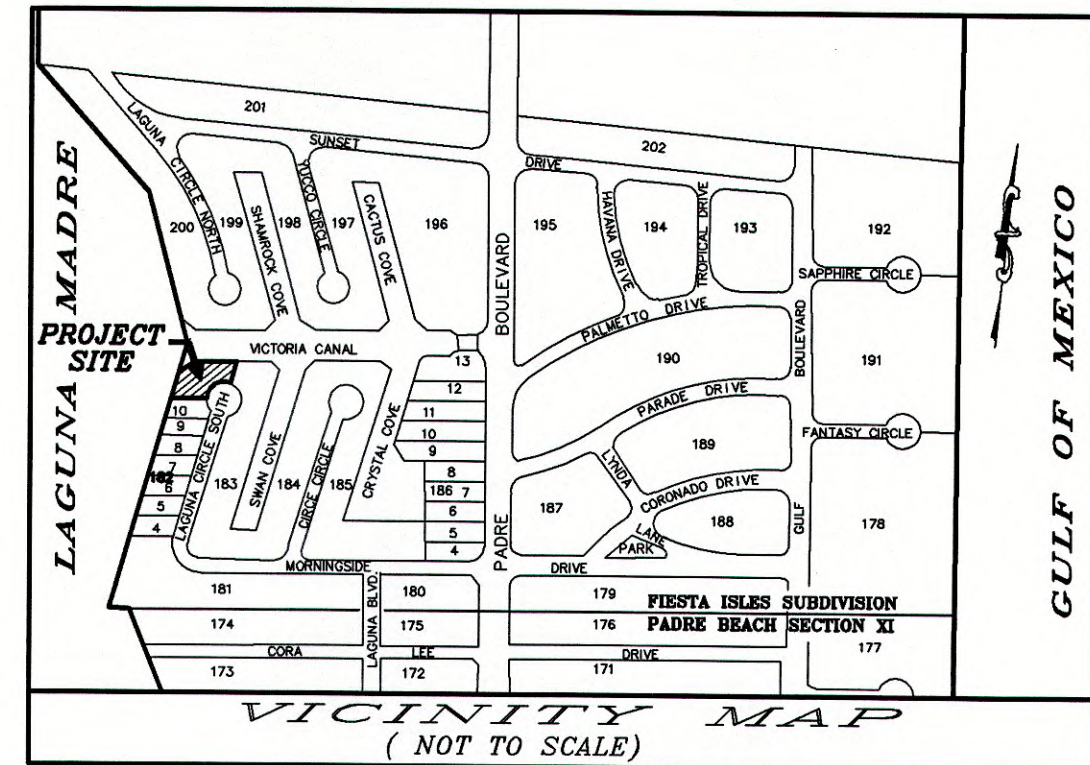
**PROPERTY PRIOR TO REPLAT**

SCALE: 1" = 20'



**REPLAT**

SCALE: 1" = 20'



**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, PAUL E. JOHNSON, PRESIDENT OF PAUL E. JOHNSON CONSTRUCTION CO., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 11 AND 12, BLOCK 182, FIESTA ISLES SUBDIVISION", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED 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.

PAUL E. JOHNSON, PRESIDENT OF PAUL E. JOHNSON CONSTRUCTION CO., OWNER

DATE

**STATE OF TEXAS  
COUNTY OF CAMERON**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

COUNTY

**FINAL PLAT  
OF**

**"LOTS 11 AND 12, BLOCK 182, FIESTA ISLES SUBDIVISION"**

**BEING A RE-PLAT  
OF**

LOTS ELEVEN-A (11-A), ELEVEN-B (11-B), TWELVE-A (12-A) AND TWELVE-B (12-B), BLOCK NUMBER ONE HUNDRED EIGHTY-TWO (182), BEING A RE-PLAT OF LOTS ELEVEN (11) AND TWELVE (12), FIESTA ISLES, BEING PADRE BEACH, SECTION XII, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET I, SLOT 2276-B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:

**PAUL E. JOHNSON  
CONSTRUCTION CO.**  
AUGUST 31, 2021

**Mejia & Rose, Incorporated**

Engineering Surveying

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

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

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

email: mandrinc@engmail.com

**OWNER:**

PAUL E. JOHNSON  
4300 N. 10TH STREET  
MCALLEN, TX. 78504

G.F. NO. N/A  
21548PLAT.DWG

JOB NO. 21548  
KEILA POSADA