

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

**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.**

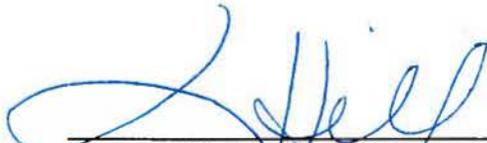
NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

**THURSDAY, JUNE 18, 2015**  
3:00 P.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

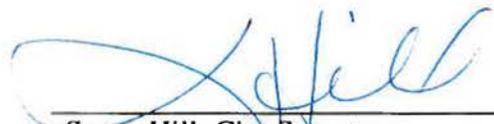
1. Call to Order.
2. Pledge of Allegiance.
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. Speakers are required to address Commissioners at the podium and give their name before addressing their concerns. [Note: State law will not permit the Planning and Zoning Commission to discuss debate or consider items that are not on the agenda. Citizen Comments may be referred to City Staff or may be placed on the agenda of a future Planning and Zoning Commission meeting]*
4. Approval of minutes of the May 21, 2015 regular meeting.
5. Public Hearing regarding a Special Development Plan for the Courtyard by Marriott.
6. Discussion and action regarding a Special Development Plan for the Courtyard by Marriott.
7. Public Hearing regarding the designation of Lot 1, Block 1 Padre Island Inn Subdivision (aka Ocean Tower Property) into a District "PBN" Padre Boulevard North Character Zone.
8. Discussion and action regarding the designation of Lot 1, Block 1 Padre Island Inn Subdivision (aka Ocean Tower Property) into a District "PBN" Padre Boulevard North Character Zone.
9. Discussion and action regarding the proposed "Replat of Lots 17 and 18 in Block 17, The Shores Subdivision, Marina Village Phase, Section I", South Padre Island, TX.
10. Adjournment

DATED THIS THE 12<sup>TH</sup> DAY OF JUNE 2015



  
\_\_\_\_\_  
Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRENT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON JUNE 12, 2015 AT/OR BEFORE 11:00 A.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



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Susan Hill, 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, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MAY 21, 2015**

**1. Call to Order.**

Patrick McNulty called the meeting to order at 3:00 p.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Commission members in attendance were: Russell Judah, Gary Olle, Patrick McNulty, Beth Vance, Robert Bujanos, and Chris Huffman. Member with an excused absence was Kori Marra. Staff members present were Development Director Sungman Kim and Marta Martinez.

**2. Pledge of Allegiance.**

Mr. McNulty led those present in the Pledge of Allegiance.

**3. Public Comments and Announcements.**

Mr. McNulty announced the item from the agenda and asked if anyone had any comments and/or announcements. Mr. Judah stated that he would like a discussion and action item regarding the Transportation Plan.

**4. Approval of minutes of the April 16, 2015 regular meeting.**

Mr. McNulty announced the item from the agenda and asked the Commission members if they had any corrections to the April 16, 2014 regular meeting minutes. Mr. Judah made a motion to approve the minutes as submitted. Mr. Olle seconded the motion. The motion passed on a 4:0:2 vote. Mr. McNulty and Mr. Bujanos abstained.

**5. Public Hearing regarding revision of the Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code.**

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. Mr. McNulty then opened the public hearing at 3:03 p.m. and asked if anyone from the public wished to speak in favor of this agenda item. Hearing none, Mr. McNulty then asked if any member from the public wished to speak in opposition to this matter. Hearing none, Mr. McNulty closed the public hearing at 4:18 p.m.

**6. Discussion and action regarding revision of the Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code.**

Mr. McNulty then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After some discussion Mr. Olle made a motion to approve the revision of the Section 20-8.9 Appendix "Z" Padre Boulevard and Entertainment District Code with changes. Mr. McNulty seconded the motion. The motion carried unanimously.

**7. Adjournment**

Since the Commission had no further business to discuss, Mr. McNulty adjourned the meeting at 3:30 p.m.

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Marta Martinez, Secretary

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Patrick McNulty, Chairman

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** June 18, 2015

**ITEM:** 5 & 6

**TO:** Planning & Zoning Commission

**FROM:** Sungman Kim, Development Director

**SPONSOR / ORIGINATOR:** Staff

**ITEM DESCRIPTION:**

Discussion and action regarding a Special Development Plan for the Courtyard by Marriott.

**DISCUSSION:**

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According to the Padre Boulevard and Entertainment District Code, Special Development Plans can be applied for the City's review when the plan requires major modifications from the code:

3.2.5 Special Development Plans: A request for a modification to any of the standards of this Code other than Minor Modifications or Design Exceptions shall be reviewed and processed as Special Development Plans shall follow the process for a zoning change in Chapter 20-18 of the City of South Padre Island Code of Ordinances. Special Development Plans (SDPs) are intended to allow applicants development flexibility to address specific market opportunities and/or contexts. An application for a Special Development Plan may only be considered by the City Council (CC) after the DSRTF and the Planning and Zoning Commission (P&Z) have made a recommendation. The City Manager or designee shall review, make recommendations on any SDPs, and shall forward all SDP applications to the DSRTF and the P&Z. *In evaluating an SDP, CC may consider the extent to which the application meets any of the following:*

- (i) the goals, intent, and vision for Padre Boulevard and Entertainment District;
- (ii) provides an alternative "Master Plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area;
- (iii) fits the adjoining context by providing appropriate transitions;
- (iv) provides public benefits such as usable civic and open spaces, livable streets, structured and shared parking, and linkages to transit;
- (v) does not hinder future opportunities for higher intensity development.

**The Application**

The applicant is proposing a development of the Courtyard by Marriott on a 4.22-acre (approx. 1310 x 141 feet) property. It will consist of a 5-story building with 170 rooms; 5 bay meeting rooms; a parking with 139 spaces (128 spaces required at 0.75 per room rate) including 6 accessible spaces; a Porte Cochre in the front; and an outdoor pool area by the Gulf of Mexico.

**Major Modifications from the Code**

While meeting the 0' side setback requirements, the plan wants to deviate from the building frontage (10'-75' front setback) requirements so that the hotel can have a parking space in the frontage and

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

leisure areas in the back by the ocean. There are fire accesses both from the North (Clayton's parking) and the South (Tiki parking lot).

**Evaluation**

(i) Goals, Intent and Vision

- a. Goals (Subsection 1.2): The goals of the PBED Code are to promote and provide a more functional and attractive community through the use of recognized principles of urban design and allow property owners flexibility in land use, while prescribing a higher level of detail in building design and form.
  - The applicant will provide a higher level of detail in building design. However, the applicant will need an adjustment to the building form and location due to practical needs in separation of parking from visitors, for the hotel development.
- b. Intent (Subsection 6.5.1): The Padre Boulevard North Zone building form and development standards are intended to provide for more flexible, market based development vision that balances pedestrian orientation with auto-oriented development. Development standards in this district are intended to focus on establishing specific criteria under which developers could propose alternative and unique standards to implement a more market-responsive project.
  - The hotel use would be a flexible, market based development. Sidewalks will be provided for pedestrian uses and parking that can be shared with the neighbors such as Sea Turtle and Native Plant Center will be provided. The applicant is proposing alternative and unique standards to implement a more market-responsive project.
- c. Vision (Subsection 6.5.1): Generally, this district may accommodate a wide range of commercial (retail, entertainment, restaurant and office), lodging, and residential uses. Given the availability of undeveloped land along this section of the Boulevard, there is more flexibility within this Character Zone for applicants to propose alternative development options in lieu of meeting the standards established in this zone.
  - This zone (Padre Boulevard North) allows more flexible developments and encourages applicants to propose alternative development options in lieu of meeting the standards established in this zone.

(ii) An Alternative "Master Plan" Approach

- The applicant proposes a site plan for a 4.22-acre property. Although the plan does not consolidate multiple properties, it is a large lot development with a sound development plan.

(iii) Adjoining Development Context

- Similar development pattern exists to the North.
- Birding Center located in the Northwest also provides front parking and access.

(iv) Public Benefits

- This would provide shared parking to the Sea Turtle, Birding Center and a future Native Plant Center, and also would provide increased tourists to the area.

(v) Promoting Future Opportunities for Higher Intensity Development

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

- This would not hinder future opportunities for higher intensity development. In fact, this development would encourage more visitors to the area, inducing a development pressure.



**DSRTF Recommendation**

On June 9, 2015 DSRTF unanimously recommended the Planning and Zoning Commission approve the proposed Special Development Plan.

**Staff Recommendation**

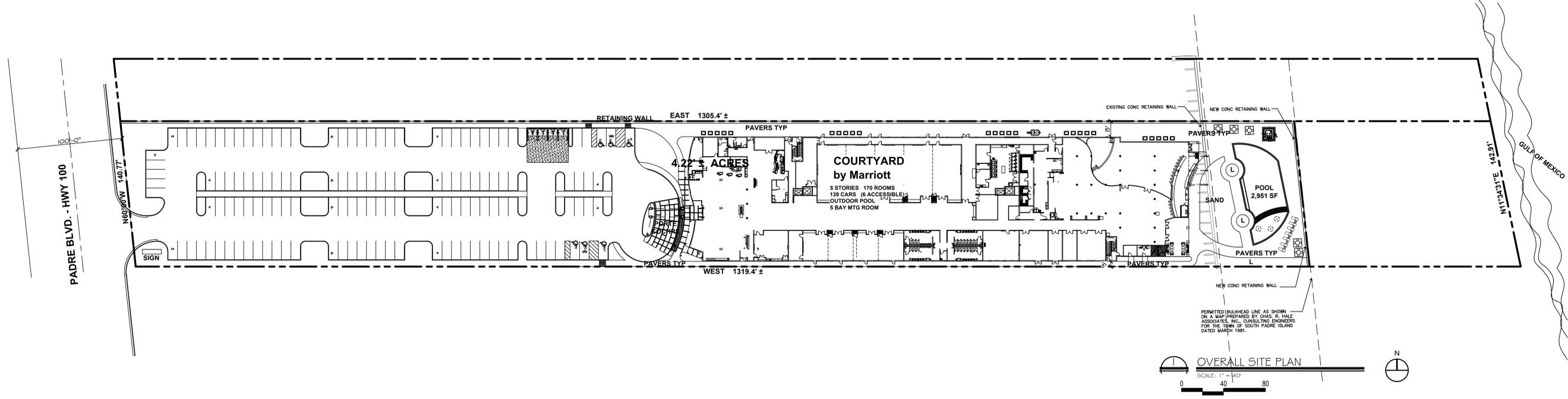
While the Padre Boulevard and Entertainment District Code requires to locate a building in the front and parking spaces in the back, some of the uses like hotels, resorts, and/or recreational facilities would need separation of parking spaces from activity areas. Staff recommends approval of the proposed Special Development Plan developing the Courtyard by Marriott.

**COMMISSION ACTION:**

MOTION: \_\_\_\_\_

BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

McNulty	Huffman	Vance	Bujanos	Judah	Marra	Olle
Yes						
No						
Abstain						



**ARCHITECTURAL SITE PLAN**  
 'B' MODEL OUTDOOR POOL

FILE NAME: 1-27-15  
 DATE: 1-27-15  
 REVISION #: GEN 5  
 GENERATION: FACETS Guestroom / TWILIGHT Public Space  
 DECOR:

**B050**

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

LAMARCA HAS EXERCISED REASONABLE CARE AND ATTENTION IN PREPARING THIS ARCHITECTURAL SITE PLAN. LAMARCA IS NOT GUARANTY OF THE ACCURACY OF THIS SITE PLAN OR THE INFORMATION CONTAINED HEREIN. LAMARCA SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OF THIS PLAN, AND THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN. LAMARCA SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OF THIS PLAN, AND THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN.

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PROJECT No. 141405  
DATE: 1-27-15


**LAMARCA** ARCHS, LLC  
 A PROFESSIONAL SERVICE FIRM  
141405



**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** June 18, 2015

**ITEM:** 7 & 8

**TO:** Planning & Zoning Commission

**FROM:** Sungman Kim, Development Director

**SPONSOR / ORIGINATOR:** Staff

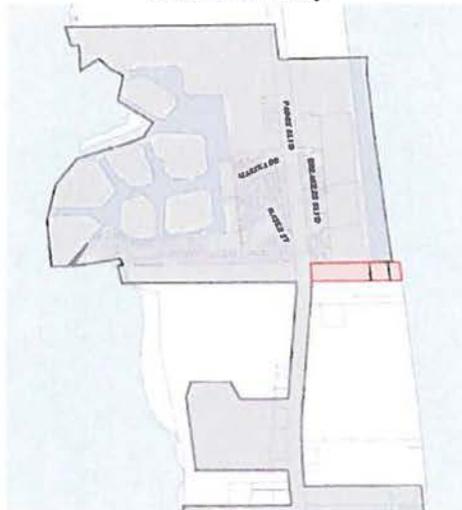
**ITEM DESCRIPTION:**

Discussion and action regarding the designation of Lot 1, Block 1 Padre Island Inn Subdivision (aka Ocean Tower Property) into a District "PBN" Padre Boulevard North Character Zone.

**DISCUSSION:**

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**Location Map**



**Background:**

**Zoning Ordinance Sec.20-5.1 Initial Zoning for Annexed Lands**

Property owners have the opportunity to negotiate with the City to determine appropriate zoning of annexed land prior to annexation through discussions with the Planning and Zoning Commission, which will provide its recommendation to the City Council. In such case, the property annexed into the City of South Padre Island shall be zoned as stated within the City's Annexation Plan for the designated area effective the date of annexation. However, if negotiations of zoning do not take place prior to annexation, property annexed into the City of South Padre Island shall be zoned "A" Residential, Single Family District effective concurrently with the date of official annexation. This temporary zoning classification shall remain in effect until a change therein is approved by the City Council. Within 180 days after

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AGENDA REQUEST FORM**

the date of official annexation, the Planning and Zoning Commission shall review and provide specific zoning recommendations to the City Council as to the appropriate zoning for such annexed area.

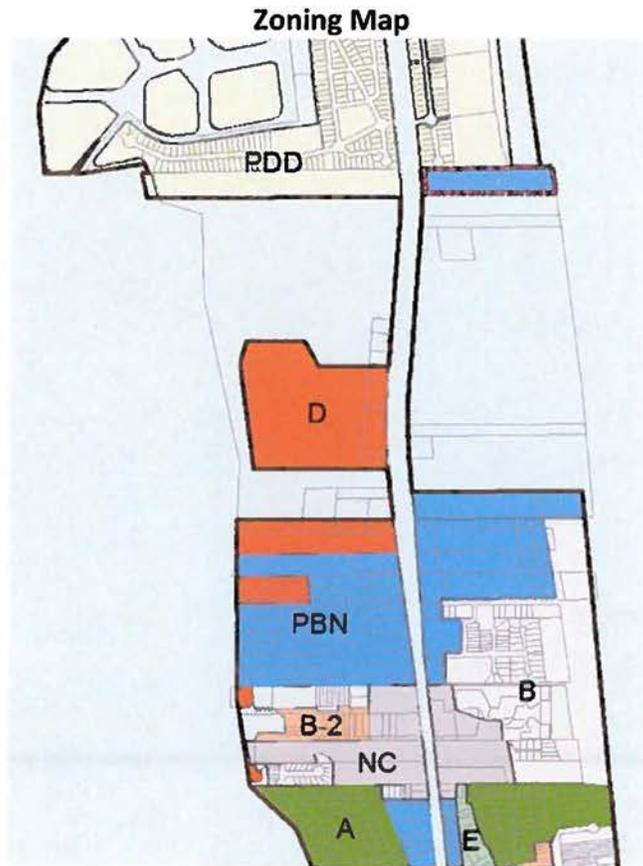
**Zoning Ordinance Sec.20-18(B)**

Submission of changes to the Development Standards Review Task Force. Any proposed changes/revisions/amendments to the Form Based Code (Padre Boulevard and Entertainment District Code) shall be reviewed by the Development Standards Review Task Force prior to being submitted to the Planning and Zoning Commission. The Development Standards Review Task Force shall make recommendations to the Planning and Zoning Commission.

The Request:

The subject lots have been annexed to the City since March 4, 2015 by Ordinance No. 15-02. Staff sent two (2) letters (dated April 8 and 30) to Resaca Investment Ltd., the owners of the property, to discuss and negotiate about the future designation of the zoning, but did not received any response from them so far.

The staff therefore independently studied about the area, surrounding the annexed property, and recommending to zone the property as a District "PBN".



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Compatibility Analysis:

Given the current land use pattern, no conflict is anticipated. There are multi-story condominiums, within the mixed-use PDD, exist to the north and other sides are all natural areas that can be used for buffers. It therefore is estimated that a District “PBN”, which allows mixed-use multi-story building, would be appropriate for the site.

North	Shores PDD
East	Gulf of Mexico
South	County Park
West	Wetlands in Shores PDD

**The Shores**



Consistency with the Comprehensive Plan:

The following is the Mission Statement of the City of South Padre Island:

South Padre Island is a unique, friendly seaside resort community that values its residents and tourists, preserves and protects the natural environment, and *provides for quality sustainable growth and development that is highly diverse and responsive to changing economic conditions.*

While meeting the Mission Statement, this would also be consistent with the Comprehensive Plan Chapter IV. Growth & Infrastructure.

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

Goal 1: The City shall ensure orderly growth, with the anticipated infrastructure and facility needs, in a fiscally responsible manner.

**DSRTF RECOMMENDATIONS / COMMENTS:**

On June 9, 2015 DSRTF unanimously recommended the Planning and Zoning Commission approve the proposed zoning designation of District "PBN" for the newly annexed property.

**STAFF RECOMMENDATIONS / COMMENTS:**

Staff recommends the Planning and Zoning Commission approve the proposed zoning designation of District "PBN" for the newly annexed property.

**COMMISSION ACTION:**

MOTION: \_\_\_\_\_

BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

McNulty	Huffman	Vance	Bujanos	Judah	Marra	Olle
Yes						
No						
Abstain						

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**ORDINANCE NO. 15-**

**AN ORDINANCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, AMENDING THE ZONING DISTRICT MAP OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, BY DESIGNATING LOT ONE (1), BLOCK ONE (1), PADRE ISLAND INN SUBDIVISION AS PBN (PADRE BOULEVARD NORTH CHARACTER ZONE); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY OF UP TO TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH VIOLATION; PROVIDING FOR THE EFFECTIVE DATE; AND AUTHORIZING PUBLICATION IN CAPTION FORM.**

**WHEREAS**, the City Council of South Padre Island annexed Lot One (1), Block One (1), Padre Island Inn Subdivision on March 4, 2015 by Ordinance No. 15-02;

**WHEREAS**, the City of South Padre Island has heretofore adopted Chapter 20 (Zoning) of the Code of Ordinances and subsequently adopted Section 20-5 District Map to designate the "Zoning District Map";

**WHEREAS**, the City of South Padre Island and its Planning and Zoning Commission have complied with the requirements of Chapter 9 Home-Rule Municipality, Subtitle A Types of Municipalities, Title 2 Organization of Municipal Government of Local Government Code, in considering the proposed zoning designation to the newly annexed property; and

**WHEREAS**, The City has complied with the requirements of Sec. 20-18 of the Code of Ordinances (Zoning) to amend Chapter 20;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:**

**Section 1.** That the Zoning District Map of the City of South Padre Island, Texas, be and the same is hereby designated as follows:

**LOT ONE (1), BLOCK ONE (1), PADRE ISLAND INN SUBDIVISION, a Subdivision in the Town of South Padre Island, Cameron County, Texas according to the map or plat thereof recorded in Volume 28, Page 12, Map Records of Cameron County, Texas.**

Be and the same is hereby designated and assigned the zoning designation of PBN (Padre Boulevard North Character Zone) as this allowed use is defined in the Chapter 20 (Zoning) of the Code of the City of South Padre Island, Texas.

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**Also identified on the Zoning District Map that is attached as Exhibit “A”.**

**Section 2.** This ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.

**Section 3.** Any violation of the above mentioned section of Chapter 20 of the Code of Ordinances of the City of South Padre Island may be punished by a fine not to exceed two thousand Dollars (\$2000.00) for each offense of for each day such offense shall continue and the penalty provisions of Sections of Section 21-2 of the Code of Ordinances is hereby adopted and incorporated for all purposes.

**Section 4.** If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

**Section 5.** This Ordinance shall become effective when published in caption form.

PASSED, APPROVED AND ADOPTED on First Reading, the \_\_\_\_ day of \_\_\_\_ 2015.

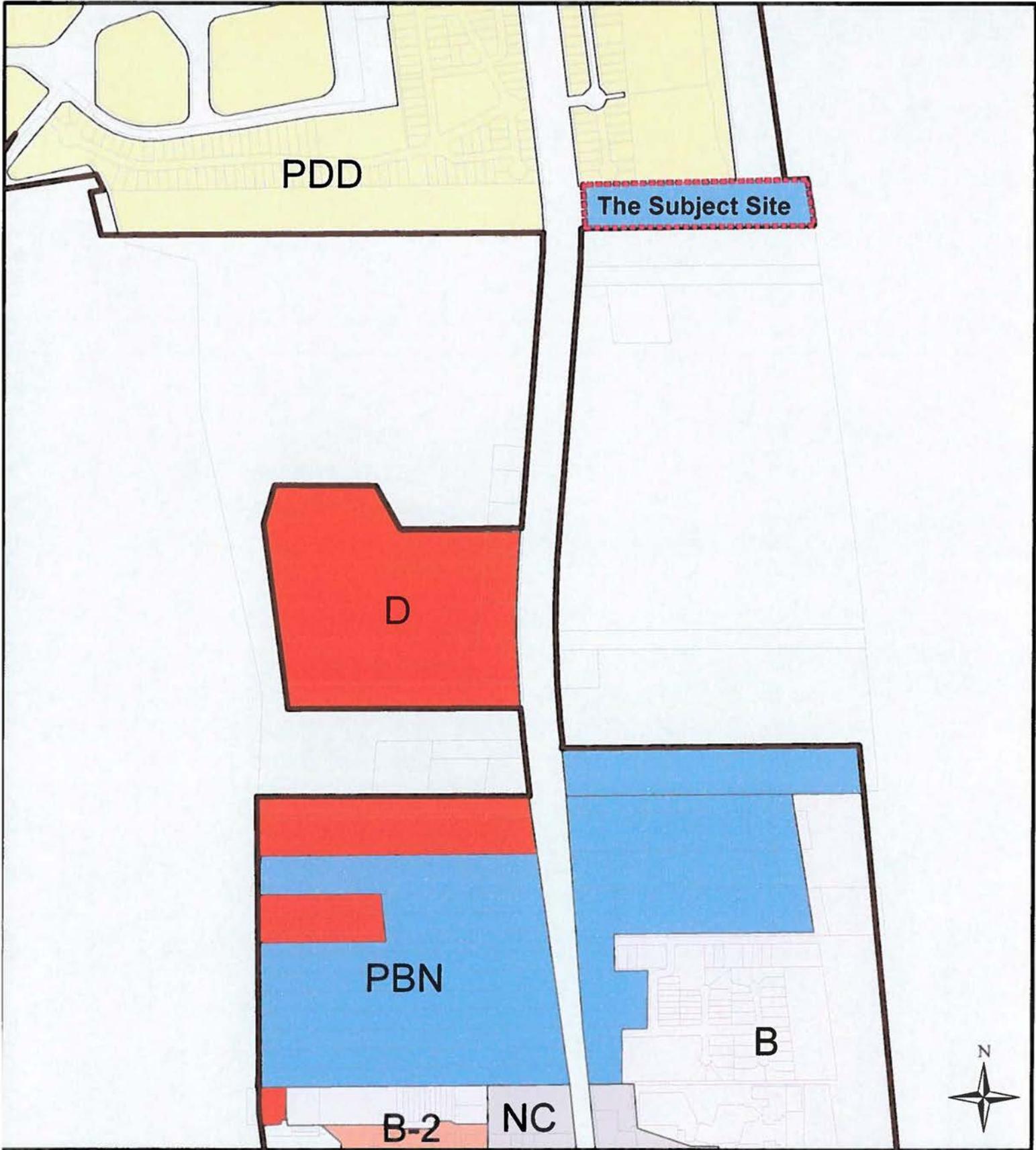
PASSED, APPROVED AND ADOPTED on Second Reading, the \_\_\_\_ day of \_\_\_\_ 2015.

ATTEST:

CITY OF SOUTH PADRE ISLAND,  
TEXAS

\_\_\_\_\_  
SUSAN HILL, CITY SECRETARY

\_\_\_\_\_  
BHARAT R. PATEL, MAYOR



A Designation of Lot 1, Blk. 1  
 Padre Island Inn Subdivision  
 (aka Ocean Tower Property)  
 into a District "PBN"

0 250 500 1,000 Feet

This product has been produced  
 by the City of South Padre Island  
 for the sole purpose of geographic  
 reference. No warranty is made  
 by the City regarding specific  
 accuracy or completeness.

Sungman Kim, GISP  
 Director of Development Services  
 July 1, 2015



**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** June 18, 2015

**ITEM:** 9

**TO:** Planning and Zoning Commission

**FROM:** Sungman Kim, Director of Development Services

**ITEM DESCRIPTION:**

Discussion and action regarding the proposed "Replat of Lots 17 and 18 in Block 17, The Shores Subdivision, Marina Village Phase, Section I", South Padre Island, TX.

**DISCUSSION:**

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**The Ownership**

1. Lot 17: Rosa Laura Elizondo Garza, Representative of Rola, LLC
2. Lot 18: Charles Rogan, President of First National Bank, SPI.

**The Issue**

Padre Shores LTD replatted Lots 1-8 and Lots 17-18 and recorded on **October 5, 2007**. At that time, the lot dimension of the lot 17 changed from 50' (width) X 118' (depth) to 47.25' (width) X 118' (depth), and that of the lot 18 was from 44.5' (width) X 118' (depth) to 47.25' (width) X 118' (depth).

Lot 17 was sold to Rola, LLC on April 1, 2015 and Lot 18 was sold to First National Bank of SPI on January 4, 2011.

**When both property owners (Lots 17 and 18) wanted to develop the lands, however, the Padre Shores LTD gave them the original plat, rather than the recorded replat,** and the

owners have prepared development plans according to the original plat. The fact was found recently when the owners were filing the development plans for building permits.

Therefore, the request is to going back to the original plat. (The vacating plat instruments cannot be used because, when those were replatted, it included Lots 1-8 too.)

**The Requested Changes**

1. The lots are located within "R-1" Zone in the Shores PDD, which is Single Family Residential Zone;
2. "R-1" Zone requires the following lot dimension:
  - a. Minimum width of a lot: 35 feet
  - b. Minimum lot size: 5,000 square feet.
3. The existing lots have the following dimension:
  - a. Lot 17: 47.25' (width) X 118' (depth) = 5,575.5 square feet
  - b. Lot 18: 47.25' (width) X 118' (depth) = 5,575.5 square feet



**METES & BOUNDS DESCRIPTION**

0.256 ACRE (11,152 SQ. FT.) BEING ALL OF LOT NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 2860B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.256 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

**BEGINNING**, AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 41, ALSO BEING THE NORTHWEST CORNER OF LOT 18, BLOCK 17, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

**THENCE**, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, AT A DISTANCE OF 10.0 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 118.09 FEET TO A PUNCH MARK FOUND, AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 41 BEING ON A CURVE WITH A RADIUS OF 55.00 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;

**THENCE**, ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 55.00 FEET (CH: S05°09'12"E L=3.13'), A DISTANCE OF 3.13 FEET TO A PUNCHMARK FOUND AT THE WEST RIGHT-OF-WAY LINE OF MARINA DRIVE (46.0' R.O.W.), FOR A CORNER OF THIS TRACT;

**THENCE**, ALONG SAID WEST RIGHT-OF-WAY LINE OF MARINA DRIVE, SOUTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 91.37 FEET, A PUNCHMARK FOUND AT THE NORTHWEST CORNER OF LOT 16, BLOCK 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE**, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, AT A DISTANCE OF 108.00 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 118.00 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE**, ALONG THE EAST LINE OF A MARINA COMMON AREA, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 94.50 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.256 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

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



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 THE AREA INSIDE THE BOUNDARIES OF "LOTS 17 AND 18, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1", DEPICTED HEREON.

APPROVED: Tony Yzaguirre, Jr. DATE 6/3/2015  
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.

APPROVED: Carlos J. Galvan, Jr. DATE 6-4-15  
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\_\_\_\_

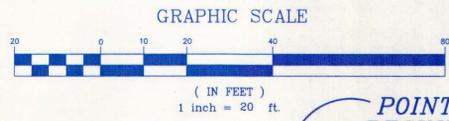
PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR  
CHAIR

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, SYLVIA GARZA-PEREZ, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT \_\_\_\_\_ M., IN CABINET \_\_\_\_\_, SLOT \_\_\_\_\_, MAP RECORDS OF SAID COUNTY.

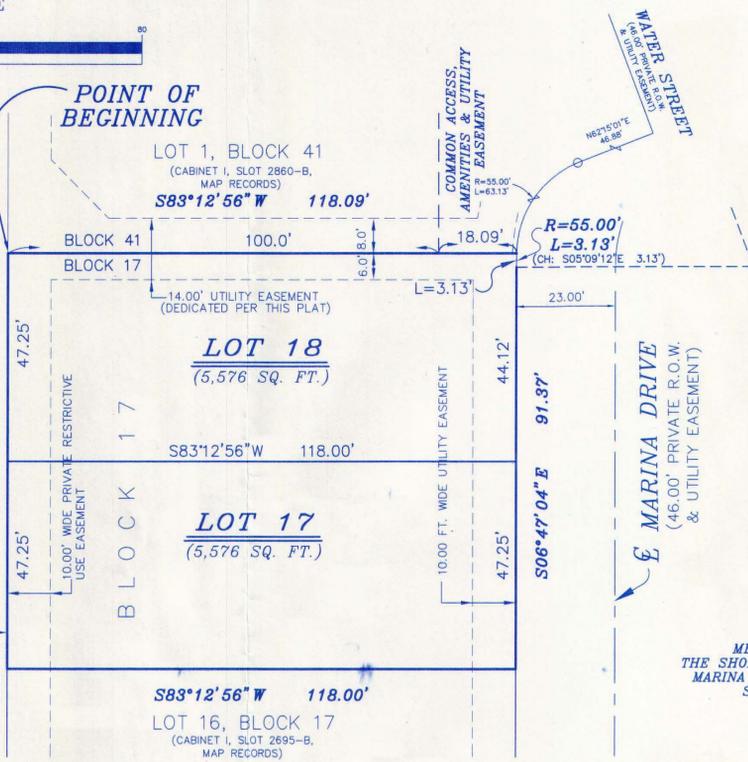
SYLVIA GARZA-PEREZ BY: \_\_\_\_\_ DEPUTY  
COUNTY CLERK  
CAMERON COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY, AT OFFICE IN BROWNSVILLE, TEXAS, THE DAY AND YEAR LAST ABOVE WRITTEN.



MARINA COMMON AREA  
(PRIVATE FOR THE BENEFIT OF THE RESIDENTS OF THE SHORES SUBDIVISION AND THE SHORE'S OWNER'S ASSOCIATION)

11' WIDE BOARD WALK WAY EASEMENT (PRIVATE WALK WAY)



**PROPERTY PRIOR TO REPLAT**

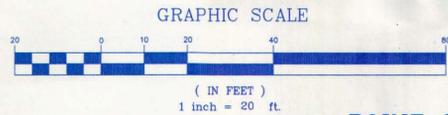
(SCALE: 1" = 20')

**LEGEND - MONUMENTATION**

- - FOUND PUNCHMARK ON CONCRETE BASE OR BRICK WALK
- - SET PUNCHMARK ON CONCRETE BASE OR BRICK WALK
- ⊗ - SET 1/2" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "M&R INC" ALONG REAR UTILITY EASEMENT AND FRONT SETBACK LINE

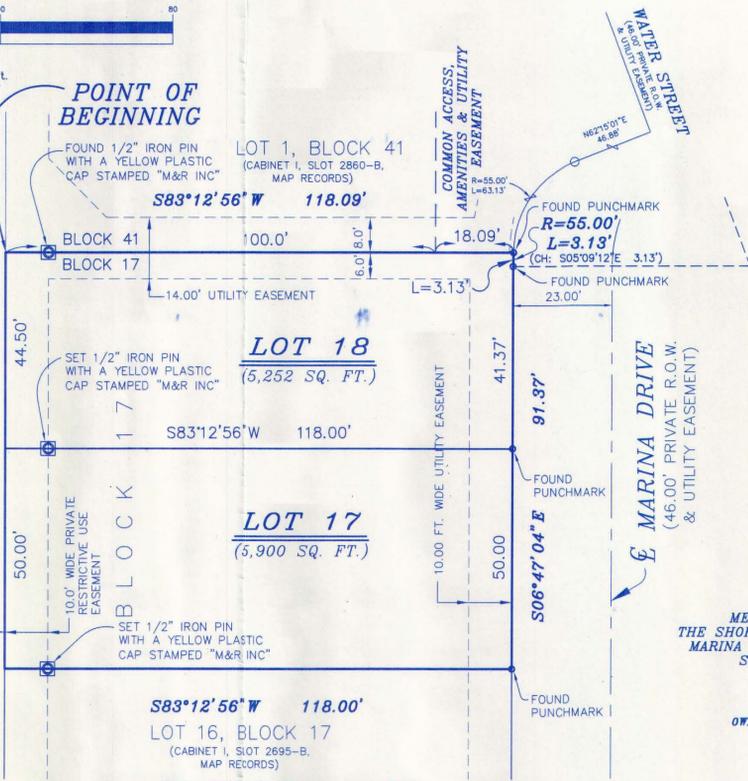
**NOTES:**

- 1). MONUMENTATION FOUND ALONG THE CENTERLINE OF PARKROAD 100 WAS HELD FOR BASIS OF BEARING.
- 2). THIS TRACT LIES IN FLOOD ZONE "V10" (ELEV. 9) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480101, PANEL NO. 02000, REVISED MAY 4, 1992.
- 3). BENCHMARK INFORMATION:  
N.G.V.D. 1929 BENCHMARK BEING A STAINLESS STEEL ROD IN SLEEVE FOUND ON THE EAST SIDE OF A CHAIN-LINK FENCE SURROUNDING A WATER TOWER BEING APPROXIMATELY 3.8 MILES NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST TO THE SOUTH PADRE ISLAND WATER TOWER, STAMPED "U 1406" (ELEVATION = 3.88')
- 4). THESE LOTS ARE ZONED UNDER THE PDD OF THE SHORES SUBDIVISION.
- 5). LOTS 17 & 18 ARE DESIGNATED FOR SINGLE FAMILY USE ONLY.



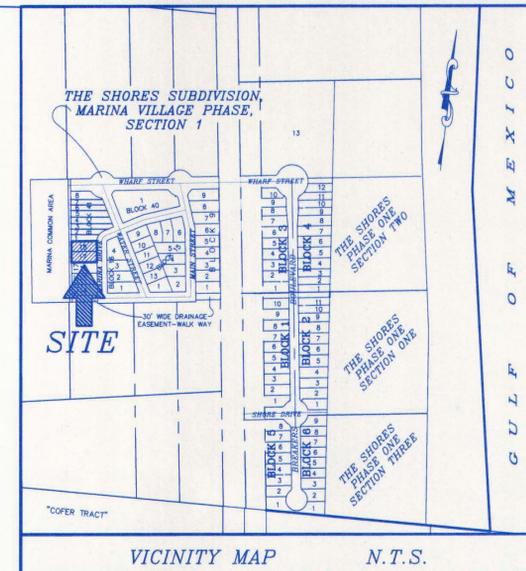
MARINA COMMON AREA  
(PRIVATE FOR THE BENEFIT OF THE RESIDENTS OF THE SHORES SUBDIVISION AND THE SHORE'S OWNER'S ASSOCIATION)

11' WIDE BOARD WALK WAY EASEMENT (PRIVATE WALK WAY)



**REPLAT**

(SCALE: 1" = 20')



**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, ROSA LAURA ELIZONDO GARZA, AUTHORIZED REPRESENTATIVE OF "ROLA, L.L.C.", OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS REPLAT OF "LOTS 17 AND 18, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ET AL, 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. (OWNER OF LOT 17, BLOCK 17)

APPROVED: Rosa Laura Elizondo Garza DATE 6-11-15  
ROSA LAURA ELIZONDO GARZA, AUTHORIZED REPRESENTATIVE OF "ROLA, L.L.C."

**STATE OF TEXAS  
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ROSA LAURA ELIZONDO GARZA, AUTHORIZED REPRESENTATIVE OF "ROLA, L.L.C.", KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11th DAY OF June, 2015  
NOTARY PUBLIC  
Charles Rogan  
COUNTY  
Cameron

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, CHARLES ROGAN, PRESIDENT OF "FIRST NATIONAL BANK, SOUTH PADRE ISLAND", OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS REPLAT OF "LOTS 17 AND 18, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ET AL, 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. (OWNER OF LOT 18, BLOCK 17)

APPROVED: Charles Rogan DATE 6-4-15  
CHARLES ROGAN, PRESIDENT OF "FIRST NATIONAL BANK, SOUTH PADRE ISLAND"

**STATE OF TEXAS  
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHARLES ROGAN, PRESIDENT OF "FIRST NATIONAL BANK, SOUTH PADRE ISLAND", 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 04th DAY OF June, 2015  
NOTARY PUBLIC  
Charles Rogan  
COUNTY  
Cameron

**FINAL PLAT  
OF  
"LOTS 17 AND 18, BLOCK 17, THE SHORES SUBDIVISION,  
MARINA VILLAGE PHASE, SECTION 1"**

BEING A RE-PLAT OF  
LOT NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 2860B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:

**ROLA, L.L.C.**

JUNE 2, 2015

**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. 19525

S.TROWBRIDGE

OWNER: FIRST NATIONAL BANK  
OF SOUTH PADRE ISLAND  
709 PADRE BLVD.  
SOUTH PADRE ISLAND,  
TEXAS 78597  
(956) 761-7958 PHONE  
(956) 761-5921 FAX  
(LOT 18)

OWNER: ROLA, L.L.C.  
2808 CALAW COVE  
AUSTIN,  
TEXAS 78746  
(956) 544-3022 PHONE  
(956) 544-3068 FAX  
(LOT 17)