

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

THURSDAY, JULY 21, 2022

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

1. Call to Order
2. Pledge of Allegiance
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to 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. Discussion and Action
 - 4.1. Discussion and action to approve minutes of June 16, 2022 Regular Meeting.
 - 4.2. Discussion and action regarding the proposed replat of "Lots 13 & 14, Block 102, Padre Beach Subdivision, Section VII" to create four lots: "Lots 13A, 13B, 14A and 14B". (204A, 204B, 202A & 202B W Lantana Street)
5. Adjourn

NOTE:

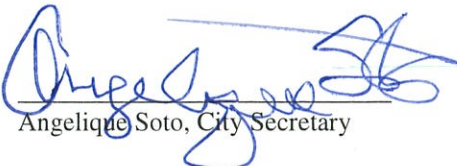
One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

DATED THIS THE 15TH DAY OF JULY 2022


Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **JULY 15, 2022**, AT/OR BEFORE 5:00 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: July 21, 2022

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minutes of June 16, 2022 Regular Meeting.

ITEM BACKGROUND

Approve June 16, 2022 Minutes.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

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

THURSDAY, JUNE 16, 2022

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, June 16, 2022 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Chris Huffman called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Gary Olle, Howard Avery, Dina Rich, Joseph Praster, and Gordon Garlock. Commission Member with an excused absence was James Gaughran.

City staff members present were: Building Official George Martinez, Management Assistant Hilda Delgado, and Executive Assistant Vedette Garza. Also present was Council Member Lydia Caballero.

2. PLEDGE OF ALLEGIANCE

Chairman Huffman led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

None

4. DISCUSSION AND ACTION.

**4.1. DISCUSSION AND ACTION TO APPROVE MINUTES OF
MAY 19, 2022 REGULAR MEETING.**

Commissioner Garlock made a motion, seconded by Commissioner Avery to approve the May 19, 2022 regular meeting minutes with one correction. The motion carried unanimously.

**4.2. DISCUSSION AND ACTION REGARDING A VARIANCE
REQUEST BY ZEEV TAFEL FROM CHAPTER 15 SIGNS,
SECTION 15-2 DEFINITIONS, SECTION 15-2.1 RULES AND
PROCEDURES GOVERNING ART IN PUBLIC SPACES,
SECTION 15-7 SIGN STANDARDS OF THE CITY'S CODE OF
ORDINANCES. THE APPLICATION IS REQUESTING TO ADD A**

MURAL TO THE SOUTH SIDE WALL OF THE BUILDING LOCATED AT 2216 PADRE BOULEVARD. (LOT 1, BLOCK 27, PADRE BEACH SUBDIVISION, SECTION III)

Chairman Huffman announced the item form the agenda and asked for a staff report. Building Official George Martinez gave a brief presentation. Chairman Huffman then opened it up for discussion by the Commission. Commissioner Olle gave the Commissioners an update regarding the mural art. After much discussion Commissioner Olle made a motion, seconded by Commissioner Avery to approve the mural art to be painted on the south side wall of the building. The motion passed with a 4:2 vote. Commissioner Garlock and Commissioner Rich voted against.

4.3. DISCUSSION AND ACTION TO REGARDING THE PROPOSED REPLAT OF “LOTS 11 & 12, BLOCK 95, PADRE BEACH SUBDIVISION, SECTION VII” TO CREATE ONE LARGE LOT: “LOT 11A”. (203 W HUISACHE ST)

Chairman Huffman announced the item form the agenda and asked for a staff report. Building Official George Martinez gave a brief presentation regarding the proposed replat and stated that staff recommends approval. Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the replat of “Lots 11 & 12, Block 95, Padre Beach Subdivision, Section VII” to create one large lot, “Lot 11A”. The motion carried unanimously.

4.4. DISCUSSION AND ACTION TO REGARDING THE PROPOSED REPLAT OF “LOTS 17A & 17B, BLOCK 74, PADRE BEACH SUBDIVISION, SECTION VI” TO CREATE ONE LOT: “LOT 17”. (210 W ACAPULCO ST)

Chairman Huffman announced the item form the agenda and recused himself from this agenda item. Building Official George Martinez gave a brief presentation regarding the proposed replat and stated that staff recommends approval. Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the replat of “Lots 17A & 17B, Block 74, Padre Beach Subdivision, Section VI” to create one lot, “Lot 17”. The motion carried unanimously.

4.5. DISCUSSION AND ACTION TO REGARDING THE PROPOSED REPLAT OF “LOTS 1, 2, 3, BLOCK 5, SUNNY ISLE SUBDIVISION, AND LOTS 6, 7, 8, BLOCK 3 PADE BEACH SUBDIVISION, SECTION I” TO CREATE TWELVE TOWNHOUSE LOTS: “LOTS 1A, 1B, 2A, 2B, 3A,

3B, 6A, 6B, 7A, 7B, 8A & 8B OF COSTA AZUL SUBDIVISION”. (114A&B, 112A&B, 110A&B E MARISOL STREET AND 109A&B, 111A&B, 113A&B E PALM STREET)

Chairman Huffman announced the item from the agenda and asked for a staff report. Building Official George Martinez gave a brief presentation regarding the proposed replat and stated that staff recommends approval. Commissioner Garlock did mention that application received a variance for lot size on four lots. Commissioner Garlock then made a motion, seconded by Commissioner Praster to approve the replat of “Lots 1, 2, 3, Block 5, Sunny Isle Subdivision, and Lots 6, 7, 8, Block 3 Padre Beach Subdivision, Section I” to create twelve lots, “Lots 1A, 1B, 2A, 2B, 3A, 3B, 6A, 6B, 7A, 7B, 8A & 8B of Costa Azul Subdivision”. The motion carried unanimously.

5. ADJOURN

There being no further business to discussion; Chairman Huffman adjourned the meeting at 5:15 p.m.

Vedette Garza, Executive Assistant

Chris Huffman, Chairman

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

MEETING DATE: July 21, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lots 13 & 14, Block 102, Padre Beach Subdivision, Section VII" to create four lots: "Lots 13A, 13B, 14A and 14B". (204A, 204B, 202A & 202B W Lantana Street)

ITEM BACKGROUND

Carlo & Brooke Cantu, property owners of subject lots, request to replat Lots 13 & 14, Block 102, Padre Beach Subdivision, Section VII to create four lots: "Lots 13A, 13B, 14A and 14B". The subject lots are located on the north side of W Lantana Street. Lot 13 is zoned District "E" - Low Density Residential - Single-Family and Townhouse Dwelling District, and Lot 14 is zoned District "B" - Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district. The proposed lots meet the City's minimum requirements for lot frontage, depth, and area.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

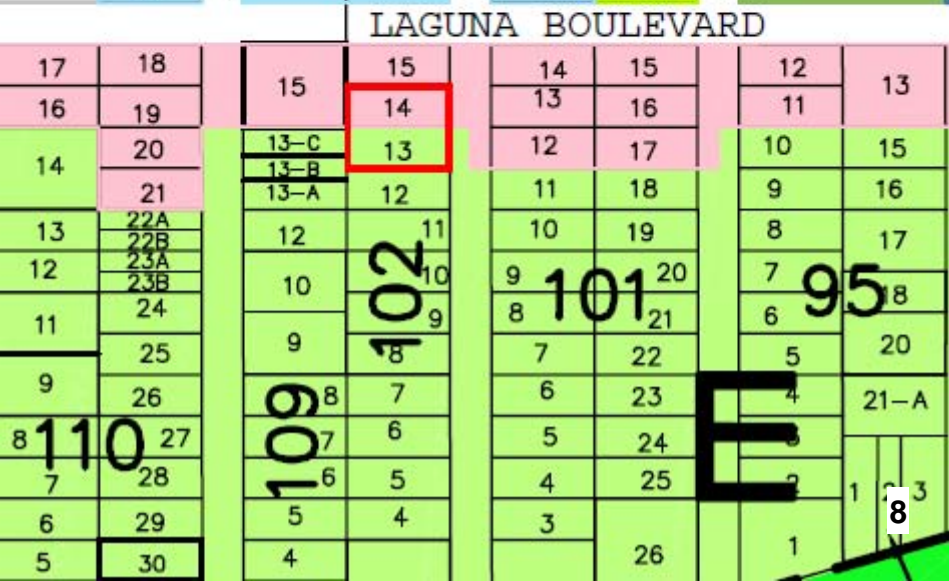
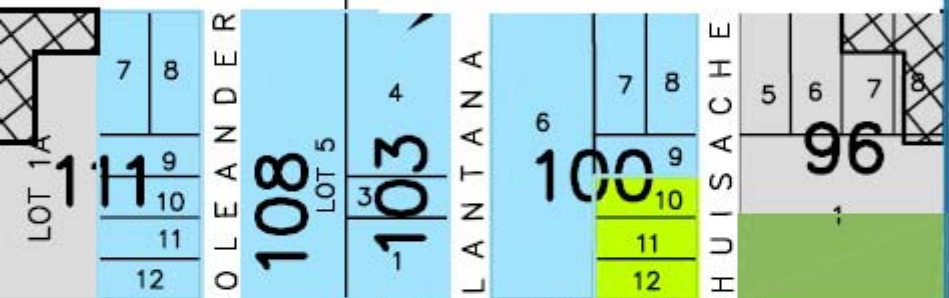
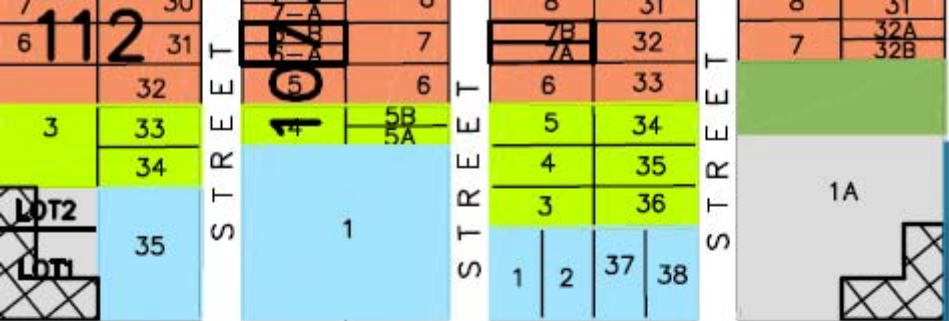
LEGAL REVIEW

Sent to Legal:

Approved by Legal:

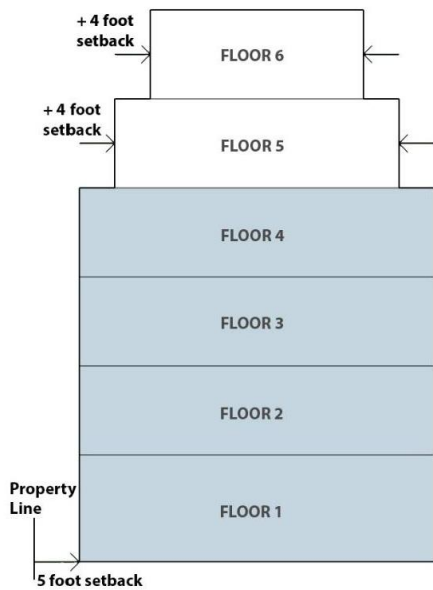
RECOMMENDATIONS/COMMENTS:

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

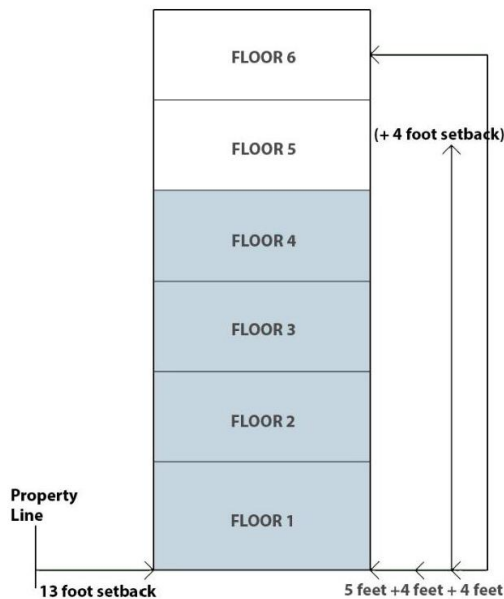


Sec. 20-7. District "B"—Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district.

- (A) Area, width, and depth of lots, sanitation and temporary building provisions are the same as District "A", except Townhouse lots must have a minimum frontage of twenty five (25) feet; a minimum width of twenty-five (25) feet; a minimum depth of one-hundred (100) feet; and a minimum area of two thousand five hundred square feet (2,500 sq. ft.).
- (B) Use Regulations. In District "B", no land shall be used and no buildings shall be erected for or converted to any use other than:
- (1) Single family dwellings, multi-family dwellings; apartment buildings, children's nurseries, hotels, motels, condominiums and Townhouses. Only condominiums, hotels and motels with more than twelve (12) units may have included within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses if such business is for the convenience of the occupants of the building and is definitely an integral part of the services of such hotel, condominium or motel.
 - (2) Private clubs, fraternities, sororities and lodges, that operate solely for the benefit of their members; a church; public school; a private or parochial school having a curriculum equivalent to a public elementary or high school.
 - (3) Townhouses.
 - (4) Incidental uses to any of the above specified uses include, but are not limited to, customary home occupations when engaged in by the private dwelling occupant Examples are : a dressmaker, the office of a physician, surgeon or dentist, a musician or artist studio. Said incidental use, however, shall never be permitted as a principal use, but only as a secondary use when indispensably necessary to the enjoyment of the premises by the private dwelling occupant.
 - (5) Special Exceptions: Public Service Facility.
 - (6) Specific Use Permits: Substance Abuse Treatment Facilities, General Hospitals, Special Hospitals, Primary Care Physicians Office, Urgent Care Centers, Dental Clinics may be granted Specific Use Permits in accordance with Section 20-24 Specific Use Permits.
- (C) Height regulations: Up to four (4) standard stories. [see Section 20-7(D)(2) for additional floors authorized]
- (D) Area regulations:
- (1) Front yards: Same as District "A" (minimum of 25 feet) except all lots facing the Gulf of Mexico on the east side and lots fronting the west side right-of-way line of Gulf Boulevard from Section I through Section XII, Padre Beach Subdivision, and all lots in Sunny Isle and Haas Subdivision, may have a front yard depth of not less than ten (10) feet from lot line on the west Gulf Boulevard right-of-way line. The minimum front yard shall be increased one (1) foot for each two (2) feet in height if a building exceeds six (6) standard stories.
 - (2) Side Yards:
 - (a) Same as District "A", excluding lots adjacent to beach access cul-de-sac.
 - (b) Additional Floors Authorized—Additional floors above four standard stories may be permitted if additional setbacks are provided as follows:



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



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

(3) Rear yards:

- (a) Same as District "A" (minimum of 20 feet), except that the structure may have decks and/or balconies extending within 10 feet of the rear property line, as long as said decks or balconies are not enclosed and shall only have such enclosures thereabouts as may be required as a good

building practice. Any open deck or patio that undertakes to extend beyond the 20 feet rear yard setback within 10 feet of the rear property line as provided for above, shall only be erected or placed in such a manner after a permit specifically therefor is issued by the Building Inspector. The open deck allowed within said area may not in any manner be enclosed, and by way of illustration and not by limitation, such as awnings, shutters, walls or having fixtures or any other type of device other than that which is required as a safety measure under the Building Codes. Any subsequent enclosure on a lawfully extended deck hereunder shall be deemed a violation of this Ordinance.

- (b) Minimum rear yard depth shall be increased one (1) foot for each two (2) feet in height if the building exceeds six (6) standard stories.
- (4) Size of structure: The minimum size of structure is six hundred (600) square feet, except within Padre Beach Section XII, which shall be twelve hundred (1,200) square feet except Blocks 178, 191, and 192 which shall be 2,000 square feet.

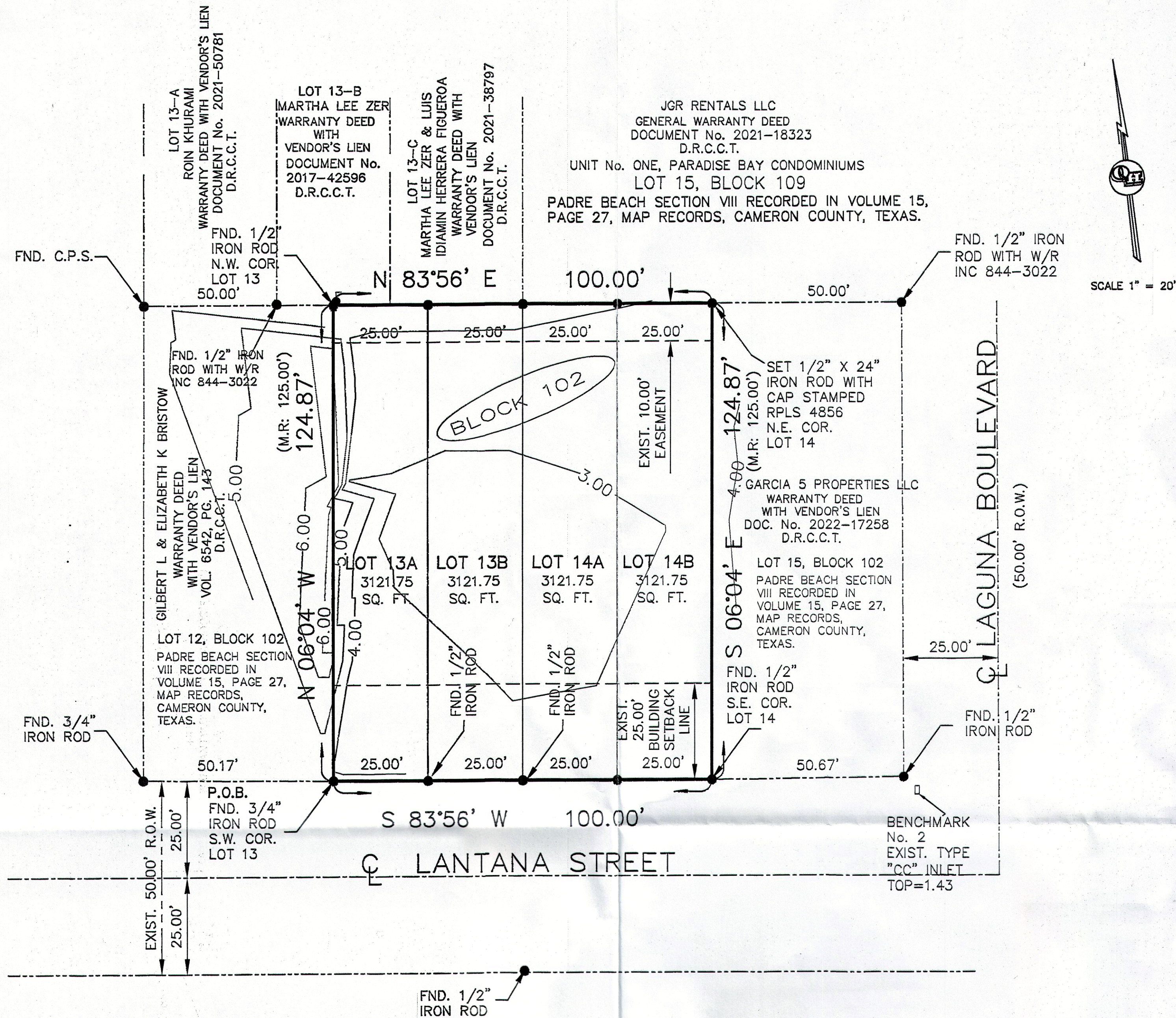
(Ord. No. 77E; Ord. No. 96-05, 10-2-1996; Ord. No. 98-04; Ord No. 16-24, 12-7-2016)

Sec. 20-10. District "E"—Low Density Residential—Single-Family and Townhouse Dwelling District.

- (A) *Purpose.* This district is composed of those areas of the City whose principal use is and ought to be single-family dwellings and single-family attached Townhouse dwellings. This district is characterized by dwelling units with separate and distinct owners who own and reside within the dwelling units or rent these units. This district is intended to create and preserve areas of essentially single-family residential character, and promote a single-family residential neighborhood environment.
- (B) *Use Regulations:*
- (1) Dwellings, one family.
 - (2) Townhouses.
 - (3) Accessory buildings, including private garage and bona fide servants' quarters, not for rent. When the accessory building is directly attached to the main building it shall be considered an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway may be considered a part of the accessory building. The floor area of all accessory buildings on the lot shall not exceed fifty percent (50%) of the gross floor area of the principal structure.
 - (4) Temporary buildings to be used for construction purposes only, and which shall be removed upon the completion or abandonment of the construction work.
 - (5) Field offices for the sale of real estate for the specified development which shall be used for temporary offices only, to be removed after sales are closed, and to be used on the site only. A building permit is required for the installation of a field office and shall be valid for a one (1) year period, renewable upon expiration if sales are still active.
 - (6) Special Exceptions: Public Service Facility; Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership
- (C) *Height Regulations.* No building shall exceed forty-five (45) feet, when measured vertically from the center line of the street to the highest point of the building.
- (D) *Area Regulations:*
- (1) *Front yards:*
 - (a) There shall be a frontyard having a depth of twenty-five (25) feet.
 - (b) Where lots have double frontage, running through from one street to another, the required front yard shall be provided upon both streets.
 - (c) Corner lots shall provide the minimum frontyard setback along both streets, with the exception of corner lots on Laguna and Gulf Boulevards. The frontyard setback for both the Laguna and Gulf Boulevard frontages or corner lots shall be ten (10) feet.
 - (2) *Side yards:*
 - (a) There shall be a side yard on each side of the lot having a clear width of not less than five (5) feet, including projections of the side of the building such as eaves, cornices, porches, stairways, carports, etc.
 - (b) In all cases where the side yard is adjacent to a side street, the side yard shall not be less than ten (10) feet.

-
- (c) Where canals, bay front, beach front, and/or yacht basins occur at the side of lots, buildings may extend to the bulkhead abutting such canals, bay front, beach front, and/or yacht basins.
- (3) *Rear yards.* Same as District "A" (minimum of 20 feet), except:
- (a) The structure may have decks and/or balconies extending within 10 feet of the rear property line, as long as said decks or balconies are not enclosed and shall only have enclosures thereabouts as may be required as a good building practice. Any open deck or patio that undertakes to extend beyond the twenty (20) feet rear yard setback within ten (10) feet of the rear property line as provided for herein, shall be erected or placed in such a manner after a permit specifically therefore is issued by the Building Inspector. The open deck allowed within said area may not in any manner be enclosed, and by way of illustration and not by limitation, such as awnings, shutters, walls or having fixtures or any other type of device other than that which is required as a safety measure under the Building Codes. Any subsequent enclosure on a lawfully extended deck hereunder shall be deemed a violation of this Ordinance.
 - (b) Where canals, bay front, beach front, and/or yacht basins occur at the rear of lots, buildings may extend to the bulkhead abutting such canals, bay front, beach front, and/or yacht basins.
- (4) *Area of lot:*
- (a) For a single-family dwellings the minimum area of a lot shall be 5,000 square feet, or as recorded in the County Courthouse as of November 7, 1979.
 - (b) For attached single-family Townhouse dwellings, the minimum area of a lot shall be 2,500 square feet per dwelling unit.
- (5) *Width of lot:*
- (a) For a single-family dwelling, the minimum width of a lot shall be fifty (50) feet.
 - (b) For attached single-family Townhouse dwellings, the minimum width of a lot shall be twenty-five (25) feet.
- (6) *Depth of lot.* The minimum depth of a lot shall be one hundred (100) feet.
- (7) *Sanitation.* There shall be no sewage disposal without water carriage. Chemical toilets may be erected on a temporary basis during construction only.
- (8) *Special Area Requirements.* In no instance shall more than four (4) single-family attached Townhouses be connected as a single unit.
- (9) *Driveways.* All driveways shall be limited to a maximum of twenty-six (26) lineal feet in width. No driveway shall extend beyond the required five (5) foot sideyard setback on either side of the residence. For Townhouse uses, an additional minimum open space area of one (1) foot on each Townhouse lot shall be required between the driveways of each adjoining Townhouse along the length of the common, interior property line for the length of the driveway.
- (10) Reserved.
- (11) Any condominium building which existed on August 3, 1994 that does not conform to the height limitations of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on August 3, 1994.
- (12) Any structure which exists on August 3, 1994 that does not conform to the standards of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on August 3, 1994.

-
- (13) Any land use that exists on August 3, 1994 that does not conform to the standards of the District "E" shall be deemed a conforming use and may continue the use as it was on August 3, 1994.



PRELIMINARY PLAT

SCALE 1" = 20'

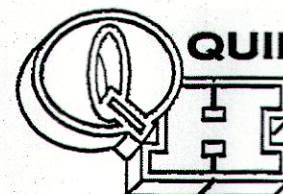
LEGEND
• = FND. 1/2" IRON
• = SET 1/2" IRON ROD STAMPED RPLS 4856
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
D.R.C.C.T. = DEED RECORDS, CAMERON COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS, CAMERON COUNTY, TEXAS
CPS. = COTTON PICKER SPINDLE

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



Alfonso Quintanilla R.P.L.S.
REG. NO. 4856

5-3-22
DATE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

124 E. STUBBS ST. PHONE 956-381-6480

EDINBURG, TEXAS 78539 FAX 956-381-0527

ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM

SURVEYING REGISTRATION NUMBER 100411-00

METES & BOUNDS

A 0.2867 OF AN ACRE TRACT OF LAND BEING ALL OF LOTS 13 AND 14, BLOCK 102, PADRE BEACH SECTION VII, AN ADDITION TO THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 41574, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 3/4" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF LANTANA STREET FOR THE SOUTHWEST CORNER OF LOT 13 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 06°04' W, ALONG THE WEST LINE OF LOT 13, A DISTANCE OF 124.87 FEET (MAP RECORD: 125.00 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 13 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 83°56' E, ALONG THE NORTH LINE OF LOTS 13 AND 14, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 14 AND THE NORTHEAST CORNER OF THIS TRACT.

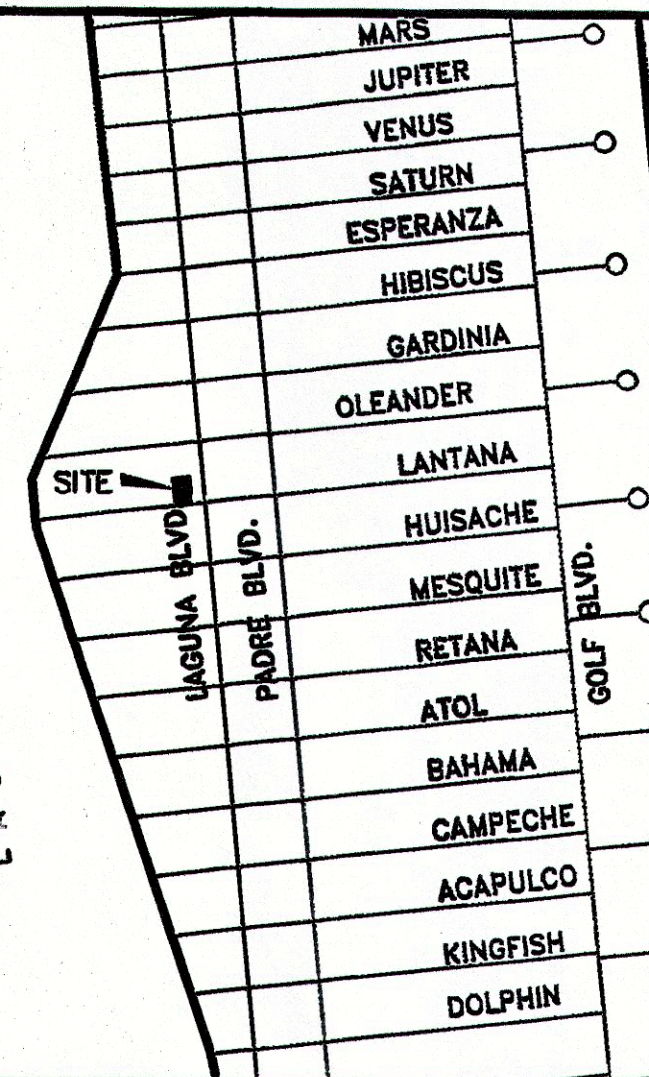
THENCE: S 06°04' E, ALONG THE EAST LINE OF LOT 14, A DISTANCE OF 124.87 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF LANTANA STREET FOR THE SOUTHEAST CORNER OF LOT 14 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 83°56' W, ALONG THE SOUTH LINE OF LOTS 13 AND 14, AND THE NORTH RIGHT OF WAY LINE OF LANTANA STREET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2867 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH PADRE BEACH SECTION VII, RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS, CAMERON COUNTY, TEXAS.

VICINITY MAP
SOUTH PADRE ISLAND, TEXAS
SCALE: 1" = 1000'

LAGUNA MADRE



GULF OF MEXICO
SOUTH PADRE ISLAND

GENERAL NOTES

- 1.- THIS SUBDIVISION IS A MINOR PLAT.
- 2.- THIS SUBDIVISION LIES INSIDE THE CITY LIMITS OF SOUTH PADRE ISLAND.
- 3.- THE BEARINGS FOR THIS SURVEY ARE BASED OFF THE PADRE BEACH SUBDIVISION SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.
- 4.- THIS PROPERTY LIES IN FLOOD ZONE:
ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ACCORDING WITH THE FLOOD MAP NUMBER 480610C010F EFFECTIVE ON FEBRUARY 16, 2018, OF THE CITY OF SOUTH PADRE ISLAND COMMUNITY PANEL NUMBER 480115.
- 5.- SETBACKS SHALL COMPLY WITH CITY OF SOUTH PADRE ISLAND, ZONING ORDINANCE.
- 6.- BENCHMARK (AB1249): DESCRIBED BY NATIONAL GEODETIC SURVEY 1982 4.6 KM (2.85 MI) NORTH FROM SOUTH PADRE ISLAND, 4.6 KM (2.85 MI) NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST IN SOUTH PADRE ISLAND AT A LARGE POWER POLE NUMBER 32, ABOUT HALF-WAY FROM A SMALL SHOPPING CENTER, 15.2 METERS (50.0 FT) WEST OF THE CENTERLINE OF THE HIGHWAY (PADRE BOULEVARD), 40.8 METERS (133.0 FT) NORTH NORTHWEST OF THE CENTER OF A METAL CATCH BASIN OF THE NORTH SIDE OF GEORGIA RUTH STREET, 37.4 METERS (123.0 FT) SOUTH OF A LIGHT POLE ON THE SOUTH SIDE OF CAROLYN STREET, (46.3 METERS (152.0 FT) EAST OF A POWER POLE WITH GUIDE CABLE AT THE DEAD OF A POWER LINE, 0.9 METER (3.0 FT) NORTH NORTHWEST OF THE LARGE POWER NUMBER 36, AND 0.9 METER (2.0 FT) EAST OF A NO PARKING SIGN POST. THE MARK IS 0.9 METERS FROM A WITNESS POST. THE MARK IS ABOVE LEVEL WITH HIGHWAY.
- 7.- ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 8.- LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE CITY OF SOUTH PADRE ISLAND BEFORE BEGINNING ANY CONSTRUCTION.
- 9.- ALL CARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY ALL TIMES.
- 10.- UTILITY PROVIDERS OF WATER AND SEWER: LAGUNA MADRE WATER DISTRICT.
- 11.- THE LOT OWNER SHALL BE RESPONSIBLE FOR INSTALLING PROPER SEWER TAP. THIS INCLUDES THE INSTALLATION OF CLEAN-OUT FOR EACH LATERAL AT THE PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE LAGUNA MADRE WATER DISTRICT A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK.
- 12.- SIDEWALK SHALL BE CONSTRUCTED OR FEES PAID, IN ACCORDANCE WITH THE CITY OF SOUTH PADRE ISLAND.
- 13.- NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
- 14.- THE CURRENT ZONING FOR EACH LOT IS AS FOLLOWS:
LOT 13A AND 13B, BLOCK 102 ZONE E (SINGLE FAMILY TOWN HOME)
LOT 14A AND 14B, BLOCK 102 ZONE B (MULTI-FAMILY DWELLING)

OWNER'S INFORMATION

CARLO RAY CANTU
BROOKE NOSER CANTU
2016 S 45TH ST
McALLEN, TEXAS 78503

REVISION NOTES

4 LOTS

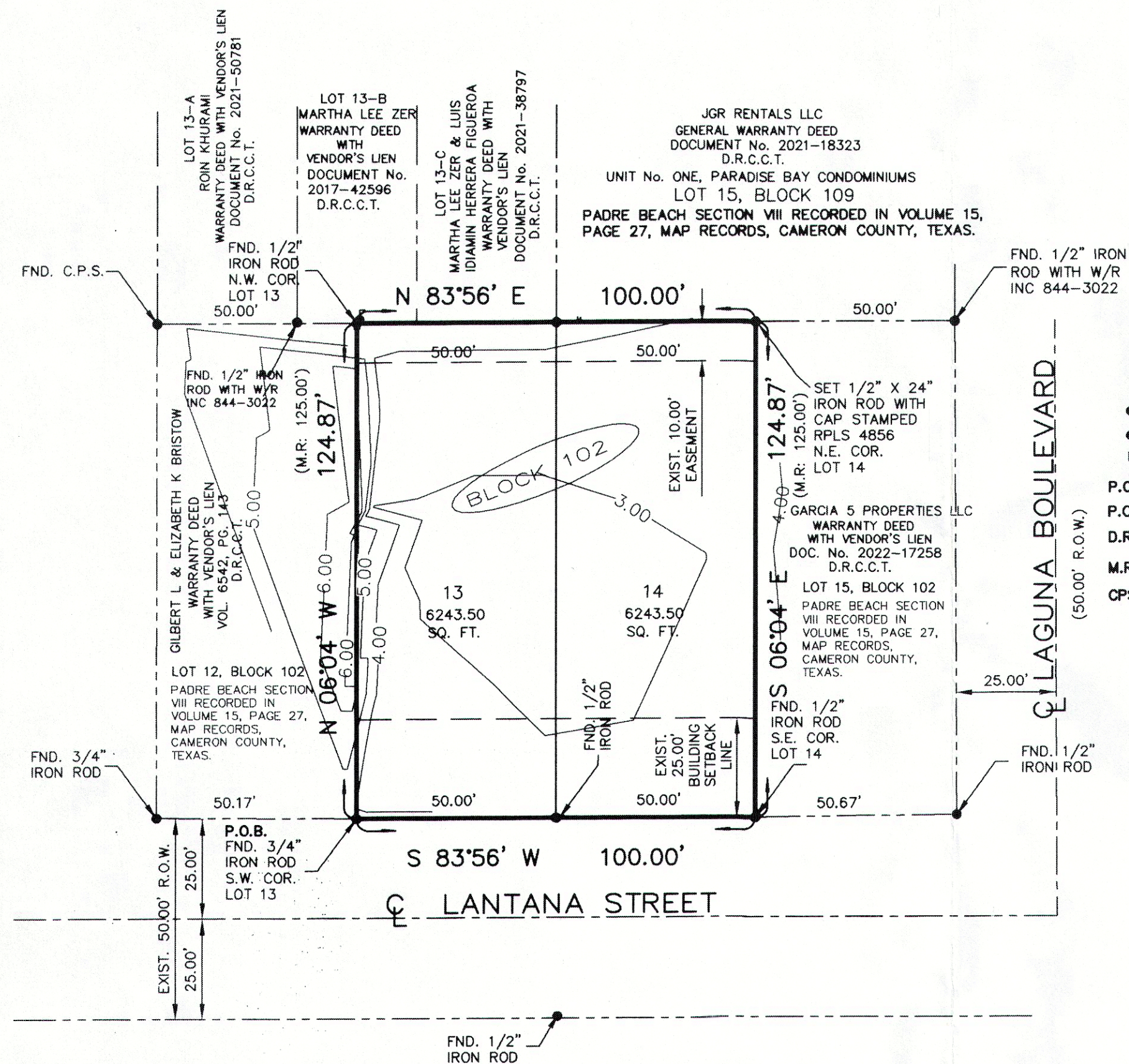
No.	Sheet	REVISION	Date	Approved

DATE OF PREPARATION: JUNE 21, 2022

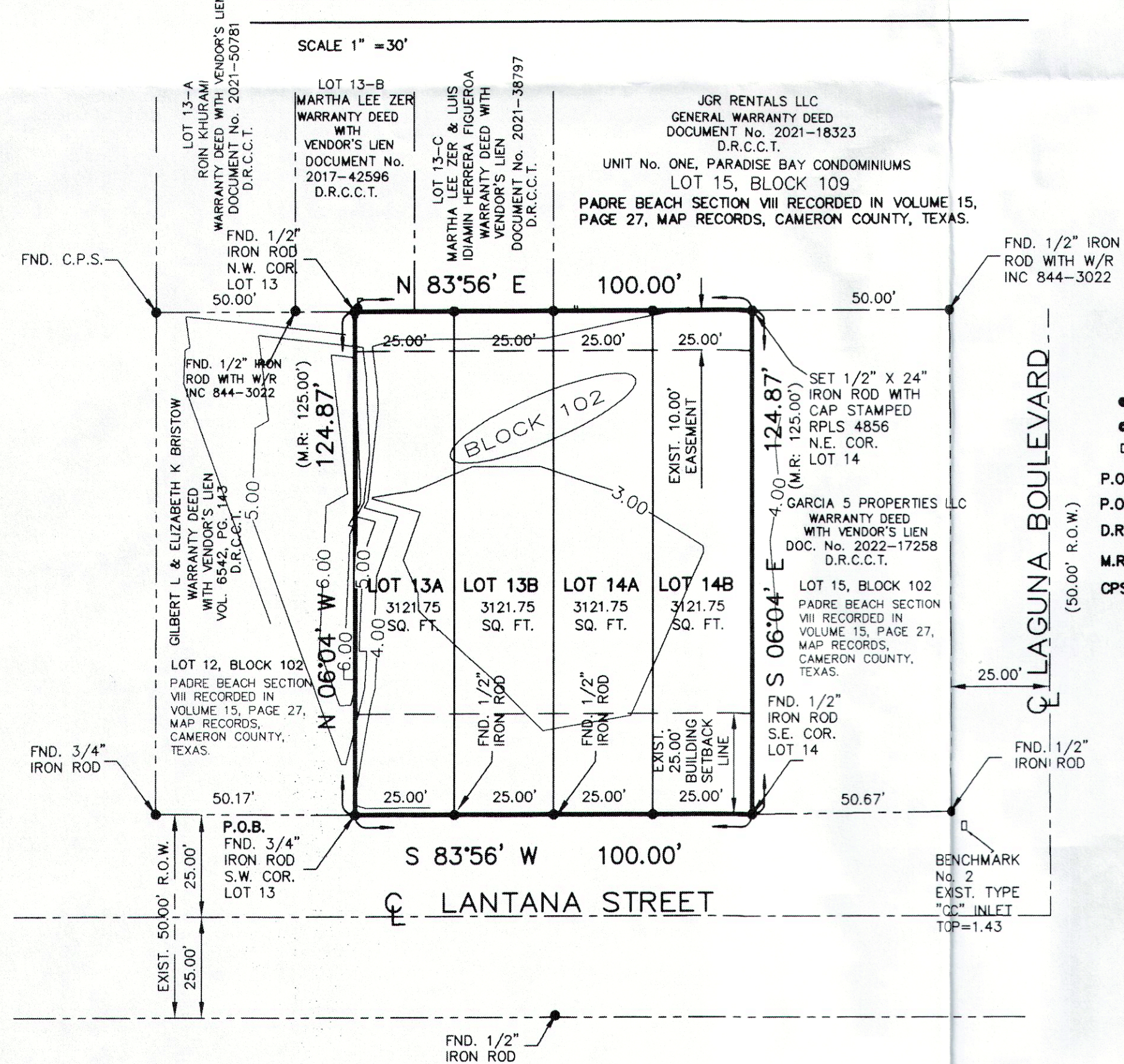
PRELIMINARY PLAT LOTS 13A, 13B, 14A AND 14B, BLOCK 102, PADRE BEACH SECTION VII

BEING A REPLAT OF A 0.2867 OF AN ACRE TRACT OF LAND BEING ALL OF LOTS 13 AND 14, BLOCK 102, PADRE BEACH SECTION VII, AN ADDITION TO THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 41574, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FILENAME: S:\Vista\SUBDIVISIONS\CAMERON COUNTY\South Padre Island\REPLAT OF LOT 4 BLOCK 102 PADRE BEACH\PLAT				
DATE PREPARED: 6-21-22	PREPARED BY: JLUIS OVIZ	CHECKED BY:	APPROVED BY:	
DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:	

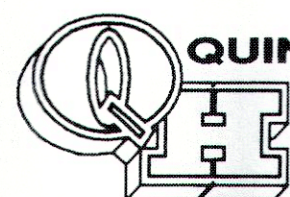


PROPERTY PRIOR TO RE-PLAT



RE-PLAT

SCALE 1" = 30'



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ALFONSO@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

SCALE 1" = 30'

SCALE 1" = 30'

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF CAMERON

I, (WE), THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOTS 13A, 13B, 14A AND 14B, BLOCK 102, PADRE BEACH SECTION VII WITHIN THE CITY SOUTH PADRE ISLAND TEXAS OR ITS E.T.A. AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

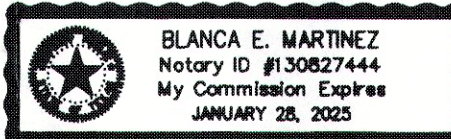
CARLO RAY CANTU
2016 S 45TH ST
MCALLEN, TEXAS 78503

BROOKE NOSER CANTU
2016 S 45TH ST
MCALLEN, TEXAS 78503

STATE OF TEXAS COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLO RAY CANTU AND BROOKE NOSER CANTU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF July, 2022.



Blanca E. Martinez
NOTARY PUBLIC
CAMERON COUNTY

STATE OF TEXAS COUNTY OF CAMERON

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS 15 DAY OF July, 2022.

APPROVED: PLANNING AND ZONING ACTING CHAIR PUBLIC WORKS DIRECTOR

STATE OF TEXAS COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWNED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF LOTS 13 AND 14 BLOCK 102, PADRE BEACH SECTION VII, CAMERON COUNTY, TEXAS, DEPICTED HEREON.

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

DATE

STATE OF TEXAS COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE 15 DAY OF July, 2022, AT 10 O'CLOCK A.M. IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. 4856.

BY: DEPUTY

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

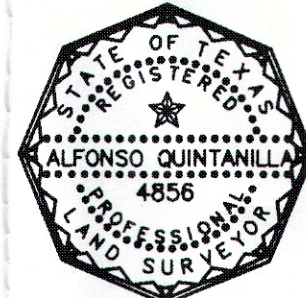
THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACILITIES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16.343, AS AMENDED.

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

DATE

STATE OF TEXAS COUNTY OF CAMERON

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



Alfonso Quintanilla R.P.L.S.
REG. NO. 4856

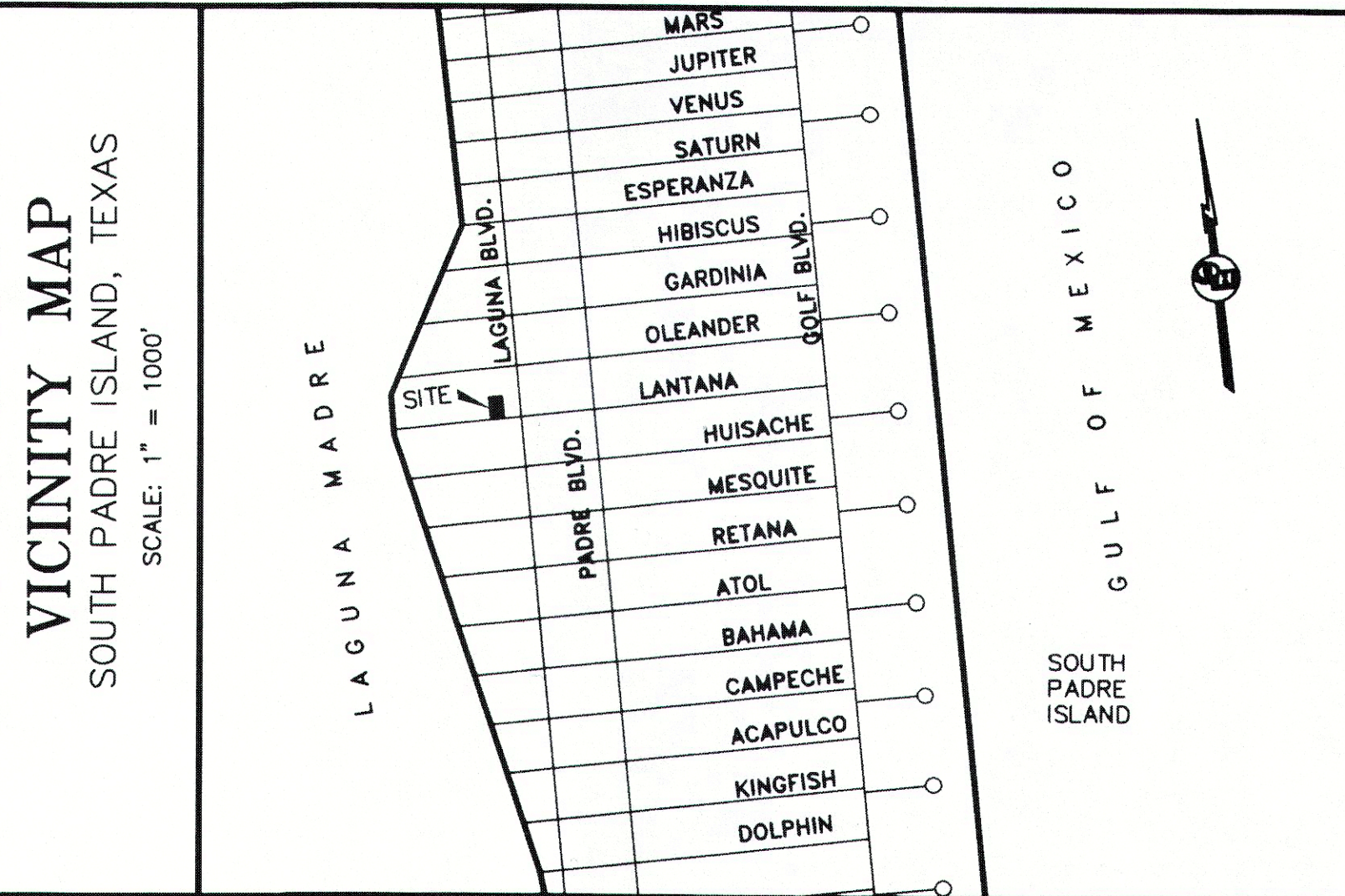
5-3-22
DATE

OWNER'S INFORMATION

CARLO RAY CANTU
BROOKE NOSER CANTU
2016 S 45TH ST
MCALLEN, TEXAS 78503

4 LOTS

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved



METES & BOUNDS

A 0.2867 OF AN ACRE TRACT OF LAND BEING ALL OF LOTS 13 AND 14, BLOCK 102, PADRE BEACH SECTION VII, AN ADDITION TO THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 41574, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF LANTANA STREET FOR THE SOUTHWEST CORNER OF LOT 13 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 06°04' W, ALONG THE WEST LINE OF LOT 13, A DISTANCE OF 124.87 FEET (MAP RECORD: 125.00 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 13 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 83°56' E, ALONG THE NORTH LINE OF LOTS 13 AND 14, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 14 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 06°04' E, ALONG THE EAST LINE OF LOT 14, A DISTANCE OF 124.87 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF LANTANA STREET FOR THE SOUTHEAST CORNER OF LOT 14 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 83°56' W, ALONG THE SOUTH LINE OF LOTS 13 AND 14, AND THE NORTH RIGHT OF WAY LINE OF LANTANA STREET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2867 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH PADRE BEACH SECTION VII, RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS, CAMERON COUNTY, TEXAS.

GENERAL NOTES

- THIS SUBDIVISION IS A MINOR PLAT.
- THIS SUBDIVISION LIES INSIDE THE CITY LIMITS OF SOUTH PADRE ISLAND.
- THE BEARINGS FOR THIS SURVEY ARE BASED OFF THE PADRE BEACH SUBDIVISION SECTION VII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS
- THIS PROPERTY LIES IN FLOOD ZONE:
ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEEVES FROM 1% ANNUAL CHANCE FLOOD, ACCORDING WITH THE FLOOD MAP NUMBER 48061C020F EFFECTIVE ON FEBRUARY 16, 2018, OF THE CITY OF SOUTH PADRE ISLAND COMMUNITY PANEL NUMBER 480115.
- SETBACKS SHALL COMPLY WITH CITY OF SOUTH PADRE ISLAND, ZONING ORDINANCE
- BENCH MARK (AB1249): DESCRIBED BY NATIONAL GEODETIC SURVEY 1982 4.6 KM (2.85 MI) NORTH FROM SOUTH PADRE ISLAND, 4.6 KM (2.85 MI) NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST IN SOUTH PADRE ISLAND AT A LARGE POWER POLE NUMBER 52, ABOUT HALF-WAY FROM A SMALL SHOPPING CENTER, 15.2 METERS (50.0 FT) WEST OF THE CENTERLINE OF THE HIGHWAY (PADRE BOULEVARD), 40.5 METERS (133.0 FT) NORTH NORTHWEST OF THE CENTER OF A METAL CATCH BASIN OF THE NORTH SIDE OF GEORGIA RUTH STREET, 37.4 METERS (123.0 FT) SOUTH OF A LIGHT POLE ON THE SOUTH SIDE OF CAROLYN STREET, (46.3 METERS (152.0 FT) EAST OF A POWER POLE WITH GUIDE CABLE AT THE DEAD OF A POWER LINE, 0.9 METER (3.0 FT) NORTH NORTHWEST OF THE LARGE POWER NUMBER 36, AND 0.6 METER (2.0 FT) EAST OF A NO PARKING SIGN POST. THE MARK IS 0.6 METERS FROM A WITNESS POST. THE MARK IS ABOVE LEVEL WITH HIGHWAY.
- ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE CITY OF SOUTH PADRE ISLAND BEFORE BEGINNING ANY CONSTRUCTION.
- ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY ALL TIMES.
- UTILITY PROVIDERS OF WATER AND SEWER: LAGUNA MADRE WATER DISTRICT.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR INSTALLING PROPER SEWER TAP. THIS INCLUDES THE INSTALLATION OF CLEAN-OUT FOR EACH LATERAL AT THE PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE LAGUNA MADRE WATER DISTRICT A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK.
- SIDEWALK SHALL BE CONSTRUCTED OR FEES PAID, IN ACCORDANCE WITH THE CITY OF SOUTH PADRE ISLAND.
- NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS
- THE CURRENT ZONING FOR EACH LOT IS AS FOLLOWS:
LOT 13A AND 13B, BLOCK 102 ZONE E (SINGLE FAMILY TOWN HOME)
LOT 14A AND 14B, BLOCK 102 ZONE B (MULTI-FAMILY DWELLING)

LOTS 13A, 13B, 14A AND 14B, BLOCK 102, PADRE BEACH SECTION VII

BEING A REPLAT OF A 0.2867 OF AN ACRE TRACT OF LAND BEING ALL OF LOTS 13 AND 14, BLOCK 102, PADRE BEACH SECTION VII, AN ADDITION TO THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 41574, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FILENAME: F:\DATA\SUBD\HIDALGO\TOWN SUBDIVISION\PLAT			
DATE PREPARED: PREPARED BY	CHECKED BY	APPROVED BY	
5-3-2022	LUIS CYBS		
DATE REVIEWED	REVIEWED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION: MAY 3, 2022