

**NOTICE OF SPECIAL 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 SPECIAL MEETING ON:

WEDNESDAY, DECEMBER 5, 2018
3:00 P.M. 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. Approve minutes of October 18, 2018 regular meeting.
5. Public Hearing regarding the proposed replat of "Lots 17A and 17B, Block 92, Padre Beach, Section VII" to merge them into "Lot 17, Blk 92, Padre Beach, Section VII".
6. Discussion and action regarding the proposed replat of "Lots 17A and 17B, Block 92, Padre Beach, Section VII" to merge them into "Lot 17, Blk 92, Padre Beach, Section VII".
7. Public Hearing regarding the proposed vacation/replat of "Lot 26, Block 40, Padre Beach, Section IV" and subdivide them into "Lots 26 & 27, Blk 40, Padre Beach, Section IV".
8. Discussion and action regarding the proposed vacation/replat of "Lot 26, Block 40, Padre Beach, Section IV" and subdivide them into "Lots 26 & 27, Blk 40, Padre Beach, Section IV".
9. Public Hearing regarding the proposed re-plat of "Lots 15 and 16, Block 20, The Shores Subdivision, Marina Village Phase, Section II" to merge them into "Lot 15A, Block 20, The Shores Subdivision, Marina Village Phase, Section 2".
10. Discussion and action regarding the proposed re-plat of "Lots 15 and 16, Block 20, The Shores Subdivision, Marina Village Phase, Section II" to merge them into "Lot 15A, Block 20, The Shores Subdivision, Marina Village Phase, Section 2".

11. Public Hearing regarding the proposed replat of "Lots 17 and 18 (North & South), Block 133, Padre Beach, Section IX" to merge them into "Lots 17 & 18, Blk 133, Padre Beach, Section IX".
12. Discussion and action regarding the proposed replat of "Lots 17 and 18 (North & South), Block 133, Padre Beach, Section IX" to merge them into "Lots 17 & 18, Blk 133, Padre Beach, Section IX".
13. Discussion and action regarding the approval of a 6 month extension to process the recording of a "record plat" for Lots 1-16, Phase I Sandbar Estates. (*Sandbar Properties, Inc.*)
14. Adjournment.

DATED THIS THE 30th DAY OF NOVEMBER 2018



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CURRENT 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 NOVEMBER 30, 2018 AT/OR BEFORE 9:00 A.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.




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, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

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

THURSDAY, OCTOBER 18, 2018

I. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Regular Meeting on Thursday, October 18, 2018 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Patrick McNulty called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Gary Olle, Norris Fletcher, Howard Avery, Art Teniente, and David Zipp. Member with an excused absence was Robert Bujanos.

City staff members present were: Assistant City Manager Darla Jones and City Secretary Susan Hill.

II. PLEDGE OF ALLEGIANCE

Chairman McNulty led the Pledge of Allegiance.

III. PUBLIC COMMENTS AND ANNOUNCEMENTS.

None.

IV. APPROVAL MINUTES OF MAY 16, 2018 SPECIAL MEETING AND AUGUST 16, 2018 REGULAR MEETING.

Commissioner Teniente made a motion, seconded by Commissioner Avery to approve the May 16, 2018 special regular meeting minutes as submitted. Motion carried unanimously.

Commissioner Fletcher made a motion, seconded by Commissioner Avery to approve the August 16, 2018 regular meeting minutes as submitted. Motion carried unanimously.

V. DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 8 AND 9, BLOCK 171, PADRE BEACH SECTION XI” TO SUBDIVIDE THEM INTO “LOTS 8A, 8B, & 8C”.

Commissioner Olle made a motion, seconded by Commissioner Avery to approve the replat of Lots 8 and 9 as submitted. Motion carried unanimously.

VI. ADJOURNMENT

Commissioner Fletcher made a motion, seconded by Commissioner Olle to adjourn the meeting at 3:59 p.m.

Marta Martinez, Secretary

Patrick McNulty, Chairman

**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: December 5, 2018

Item: 5 & 6

TO: Planning and Zoning Commission

FROM: Clifford Cross, Planning Director

ITEM DESCRIPTION:

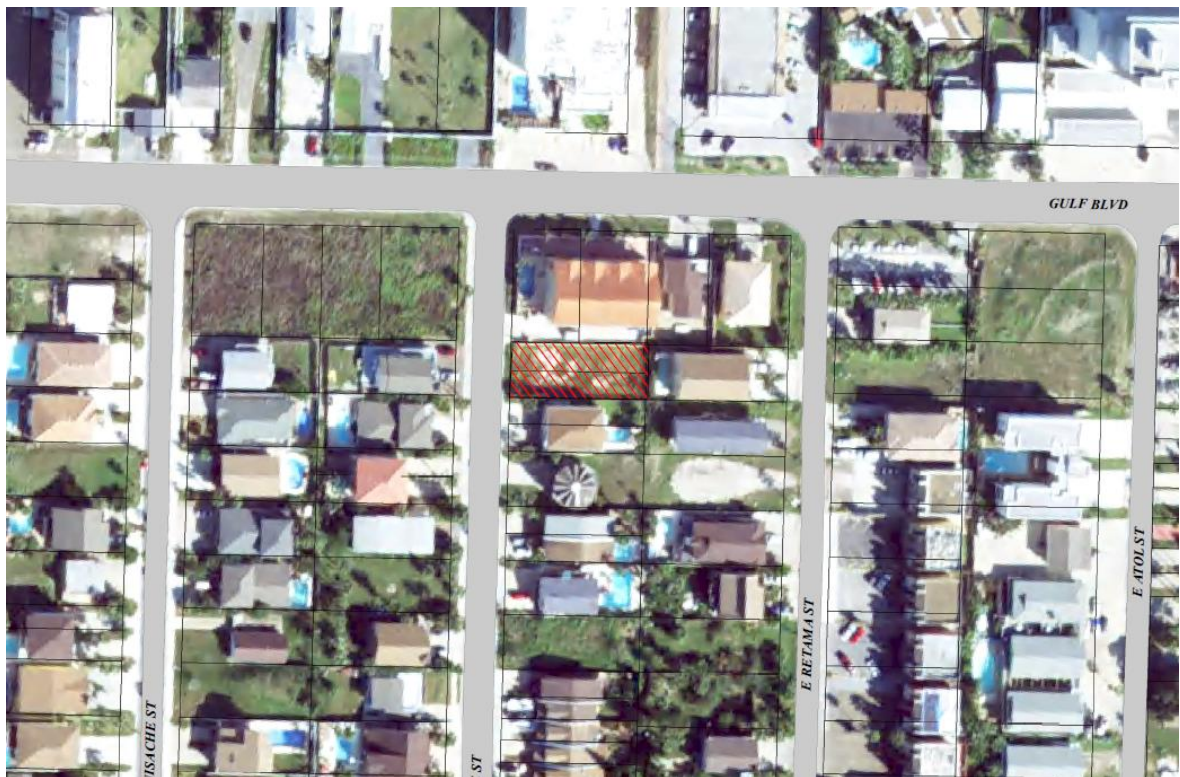
Discussion and action regarding the proposed replat of “Lots 17-A and 17-B, Block 92, Padre Beach, Section VII” to merge them into “Lot 17, Blk 92, Padre Beach, Section VII”.

DISCUSSION:

The Ownership

1. The lots belong to Guillermo & Jennifer Gallo according to the “Certificate As To Title” dated October 18, 2018. By merging those two lots, the new lot dimension becomes 50’ X 125’.

Location

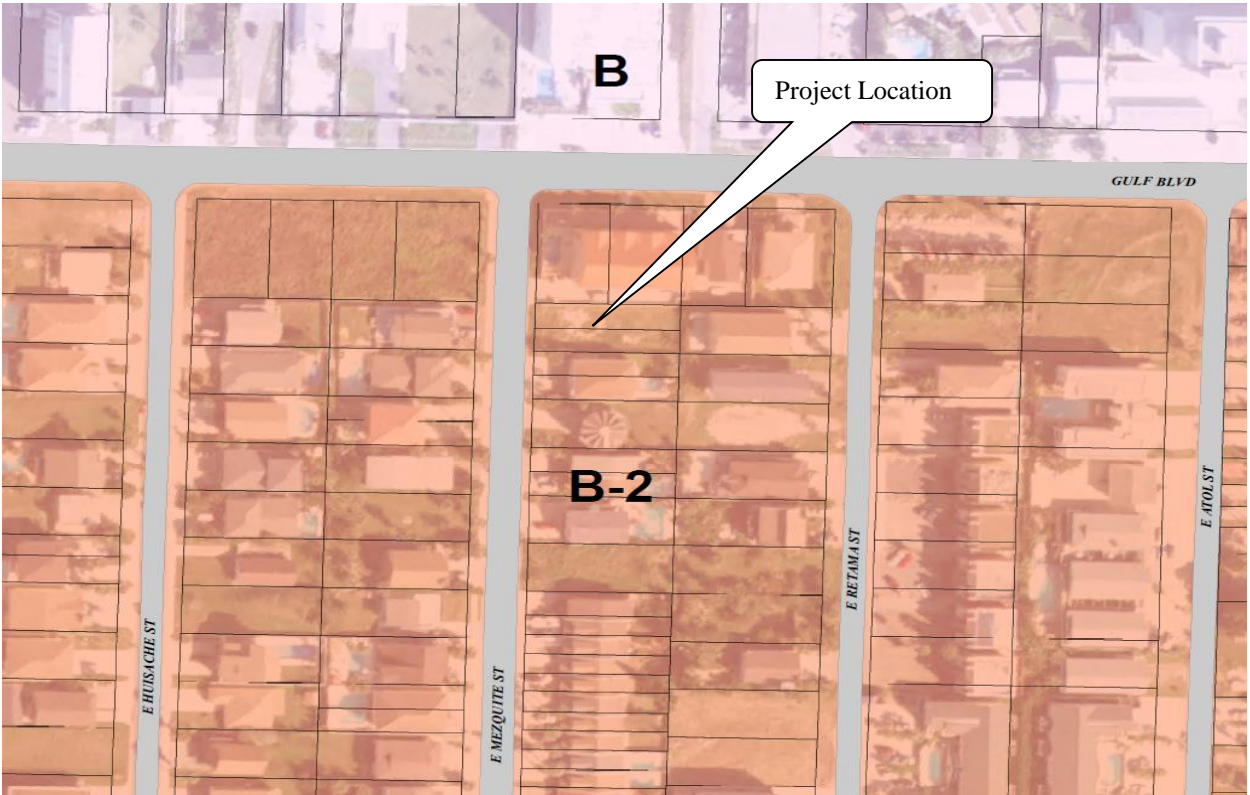


**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

Existing Conditions



Zoning



PLANNING & ZONING COMMISSION AGENDA REQUEST FORM

The Requirements

1. Sec.23-05 Policies and special provisions.

(A) Approval. The Planning and Zoning Commission shall approve all plats within the City and the City's extraterritorial jurisdiction.

Re-Plat (Lot Consolidation)

OWNER'S ACKNOWLEDGMENT
I, the undersigned, owner of the land shown on this plat, and in compliance with the provisions of the Florida Statutes, Chapter 193, Part 1, Florida Statutes, do hereby certify that the plat shown hereon is a true and correct copy of the original plat as shown to me by the surveyor, and that the same has been approved by the Planning and Zoning Commission of the City of Jacksonville, Florida, and that the same has been recorded in the public records of the State of Florida in accordance with the provisions of the Florida Statutes, Chapter 193, Part 1, Florida Statutes, and that the same is a true and correct copy of the original plat as shown to me by the surveyor, and that the same has been approved by the Planning and Zoning Commission of the City of Jacksonville, Florida, and that the same has been recorded in the public records of the State of Florida in accordance with the provisions of the Florida Statutes, Chapter 193, Part 1, Florida Statutes.

DATE: _____

SIGNATURE: _____

LEGEND

○ SURVEY MONUMENT
□ PLAT BOUNDARY
- - - - - FLOOD ZONE
- - - - - P.O.C. (POINT OF CONNECTION)
- - - - - P.O.B. (POINT OF BEGINNING)

STATE OF FLORIDA
COUNTY OF JACKSONVILLE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS 18th DAY OF _____, 2017.

NOTARY PUBLIC
COUNTY OF JACKSONVILLE

DATE: _____

GENERAL NOTES

- The subdivision is a common plat.
- There are no encroachments or projections which overlie the same.
- The subdivision lies within the City limits of Jacksonville, Florida.
- The subdivision is a re-plat of Block 92, Padre Beach Section VII.
- The subdivision is a re-plat of Block 92, Padre Beach Section VII.
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STATE OF FLORIDA
COUNTY OF JACKSONVILLE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS 18th DAY OF _____, 2017.

NOTARY PUBLIC
COUNTY OF JACKSONVILLE

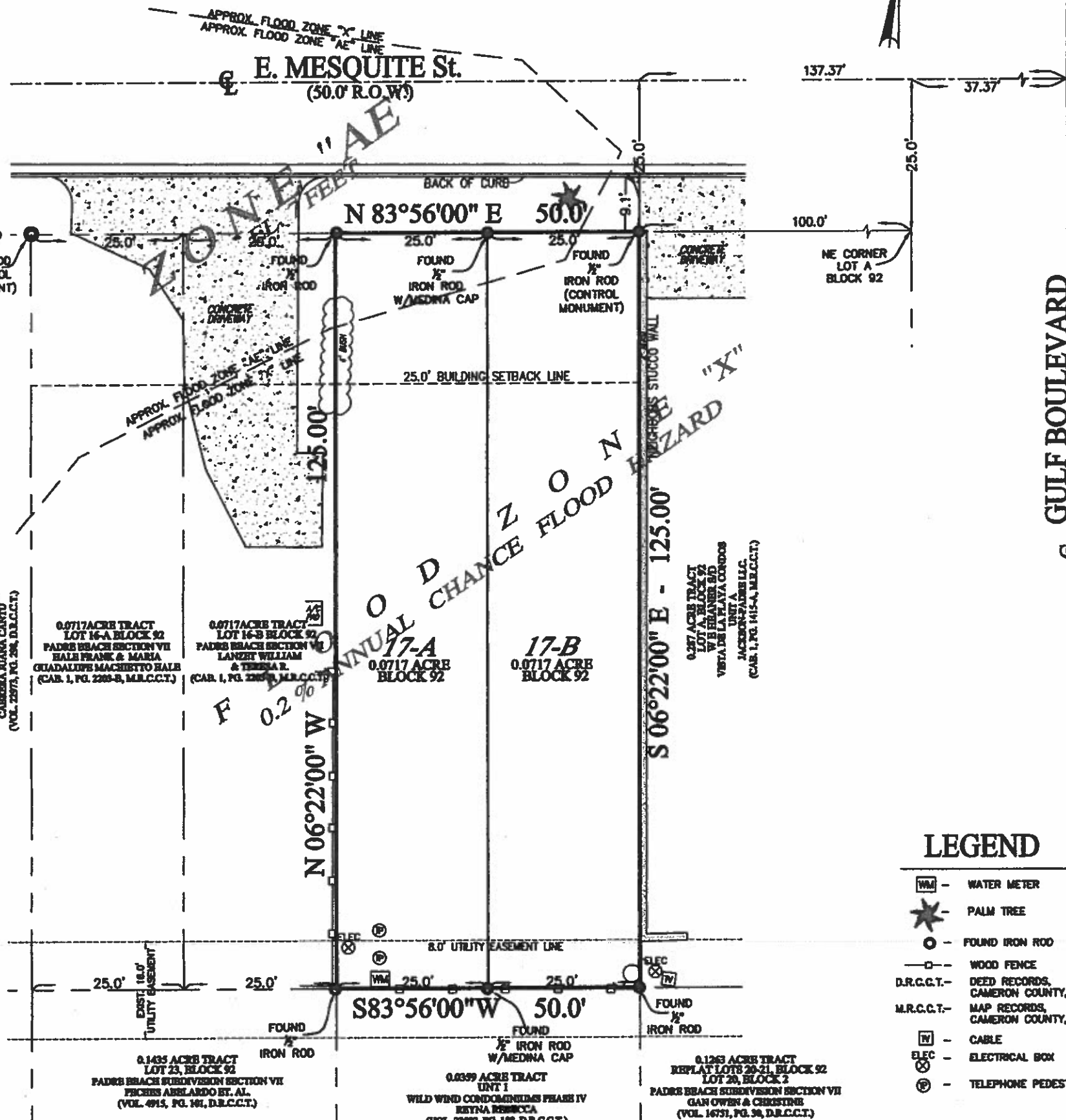
DATE: _____

AGH ENGINEERING & SURVEYING

SCALE: 1"=20'

DATE: AUGUST 2017

RE-PLAT No. 1
LOTS 16-A, 16-B, 17-A & 17-B OF BLOCK 92
PADRE BEACH SECTION VII



LEGEND

- WATER METER
- PALM TREE
- FOUND IRON ROD
- WOOD FENCE
- D.R.C.C.T.- DEED RECORDS, CAMERON COUNTY, TEXAS
- M.R.C.C.T.- MAP RECORDS, CAMERON COUNTY, TEXAS
- CABLE
- ELECTRICAL BOX
- TELEPHONE PEDESTAL

NOTES

THERE ARE NO ENCRoACHMENTS OR PROTRUSIONS UNLESS OTHERWISE SHOWN. THERE ARE NO VISIBLE OR APPARENT EASEMENTS EXCEPT AS SHOWN.

THE BEARINGS FOR THIS SURVEY ARE BASED OFF THE LOT 16A, 16B, 17A, & 17B, OF BLOCK 92, A RE-PLAT OF LOT 16 AND 17 PADRE BEACH SUBDIVISION SECTION VII, AS RECORDED IN CABINET 1, PAGE 2203-B OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

THIS PROPERTY LIES IN TWO DIFFERENT FLOOD ZONES "X 0.2% & AE". FLOOD:

-ZONE "X" 0.2% & ANNUAL CHANCE FLOOD HAZARD. AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OF WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

-ZONE "AE" EL. 7 FEET, WITH BASE FLOOD ELEVATION.

ACCORDING WITH THE FLOOD MAP NUMBER 48061C0510F, EFFECTIVE ON FEBRUARY 18, 2018, COMMUNITY PANEL NUMBER 480115.

BUILDING SETBACKS SHALL COMPLY ACCORDING WITH THE CITY OF SOUTH PADRE ISLAND CODE ORDINANCE, SEC.20-7.1

FRONT: 25.0 FEET - SIDE: 5.0 FEET - REAR: 20.0 FEET

BOUNDARY AND IMPROVEMENT SURVEY OF

BEING A 0.1435 ACRE TRACT, COMPRISED OF LOTS NUMBERED SEVENTEEN-A (17-A) AND SEVENTEEN-B (17-B), BLOCK NUMBER NINETY TWO, (92), A REPLAT OF LOTS 16 AND 17, BLOCK 92, PADRE BEACH SECTION VII, IN TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, PAGE 2203-B, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED ON GENERAL WARRANTY DEED, VOLUME 23422, PAGE 154, OF THE DEED RECORDS OF CAMERON COUNTY TEXAS.

SCALE 1"=20'

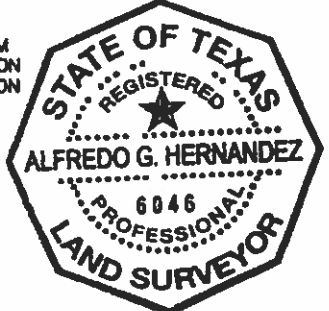
AGH ENGINEERING & SURVEYING

P.O. BOX 4180 Brownsville, Texas 78523-4180 6305 Paredes Line Road 78536
Tel. (956) 574-8300 TTYPE FIRM No. F-5197 FAX (956) 574-8305
TBL3 FIRM No. 100840-00

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

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

10/17/18
DATE SIGNED



OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF CAMERON

WE, THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOTS NUMBERED SEVENTEEN-A (17-A) AND SEVENTEEN-B (17-B), BLOCK NUMBER NINETY TWO, (92), A RE-PLAT OF LOTS 16 AND 17, BLOCK 92, PADRE BEACH SECTION VII, IN TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, PAGE 2203-B, MAP RECORDS, CAMERON COUNTY, TEXAS, WITHIN THE CITY SOUTH PADRE ISLAND TEXAS OR ITS E.T.I., AND WHOSE NAME OS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

GUILLERMO F. GALLO _____ DATE _____
JENNIFER ANNE RICE GALLO _____ DATE _____

STATE OF TEXAS
COUNTY OF CAMERON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 20__.

NOTARY PUBLIC
CAMERON COUNTY

DATE _____

STATE OF TEXAS
COUNTY OF CAMERON

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

APPROVED: _____ PUBLIC WORKS DIRECTOR
PLANNING AND ZONING ACTING CHAIR

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF LOT NUMBER TWENTY-TWO (22), BLOCK NUMBER TWO HUNDRED ONE (201), FIESTA ISLES, SECTION XII, BEING A RE-SUBDIVISION OF LOTS 22 & 23, BLOCK 201, TOWN OF SOUTH OF SOUTH PADRE ISLAND, CAMERON, COUNTY, TEXAS, DEPICTED HEREON.

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

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ CLERK OF THE 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, TEXAS, DOCUMENT NO. _____

DATE SIGNED _____ 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.

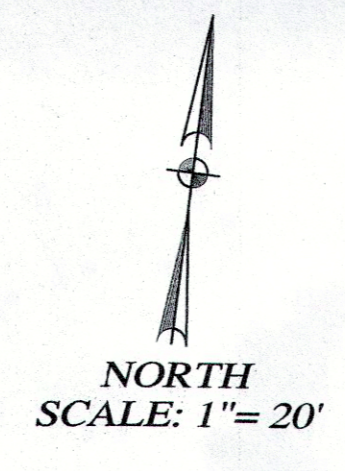
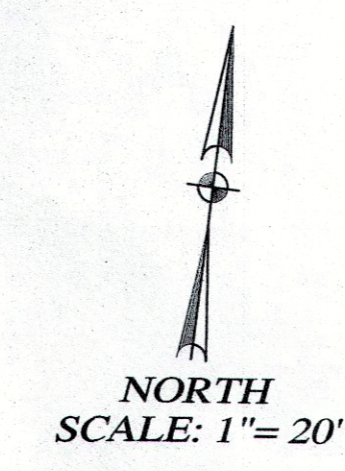
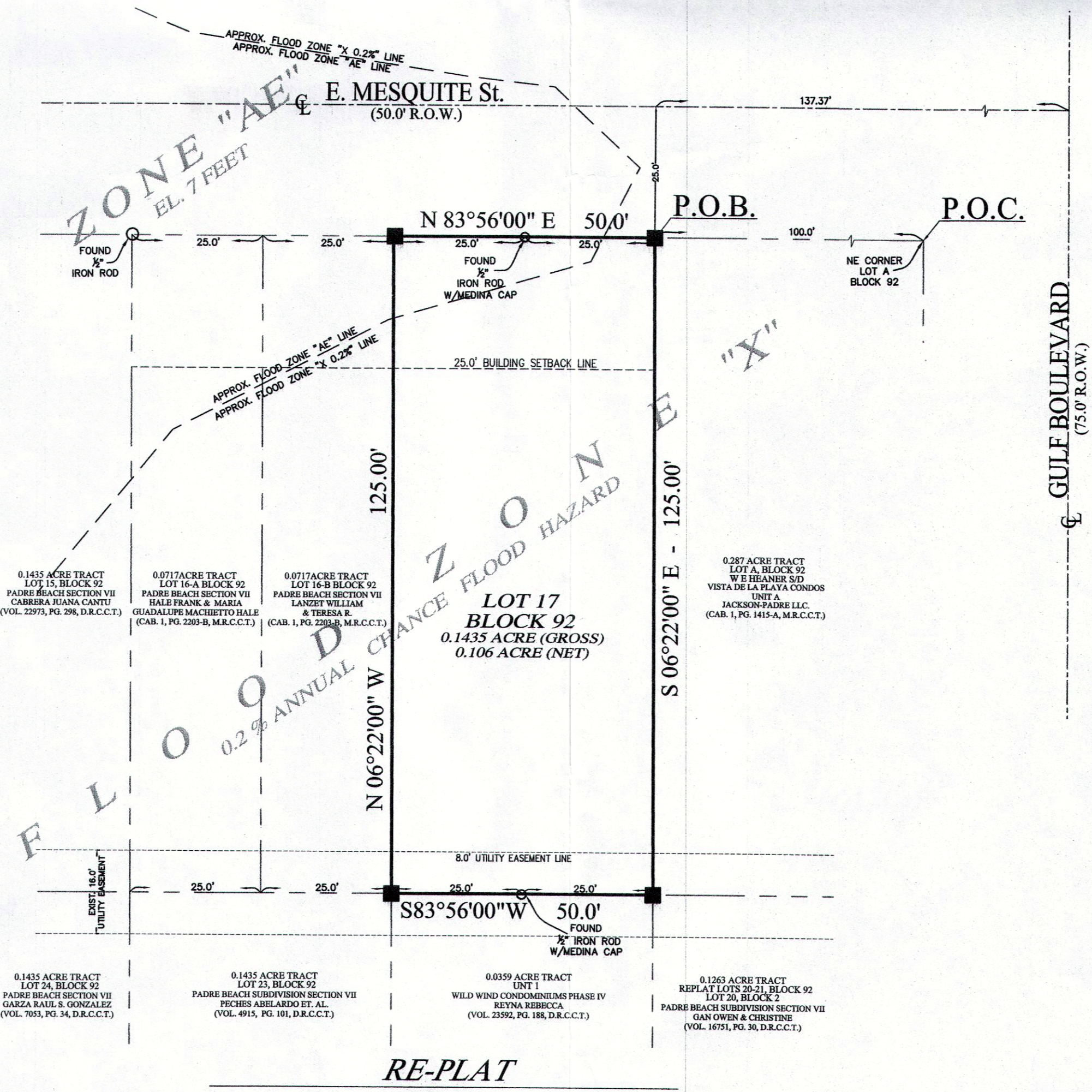
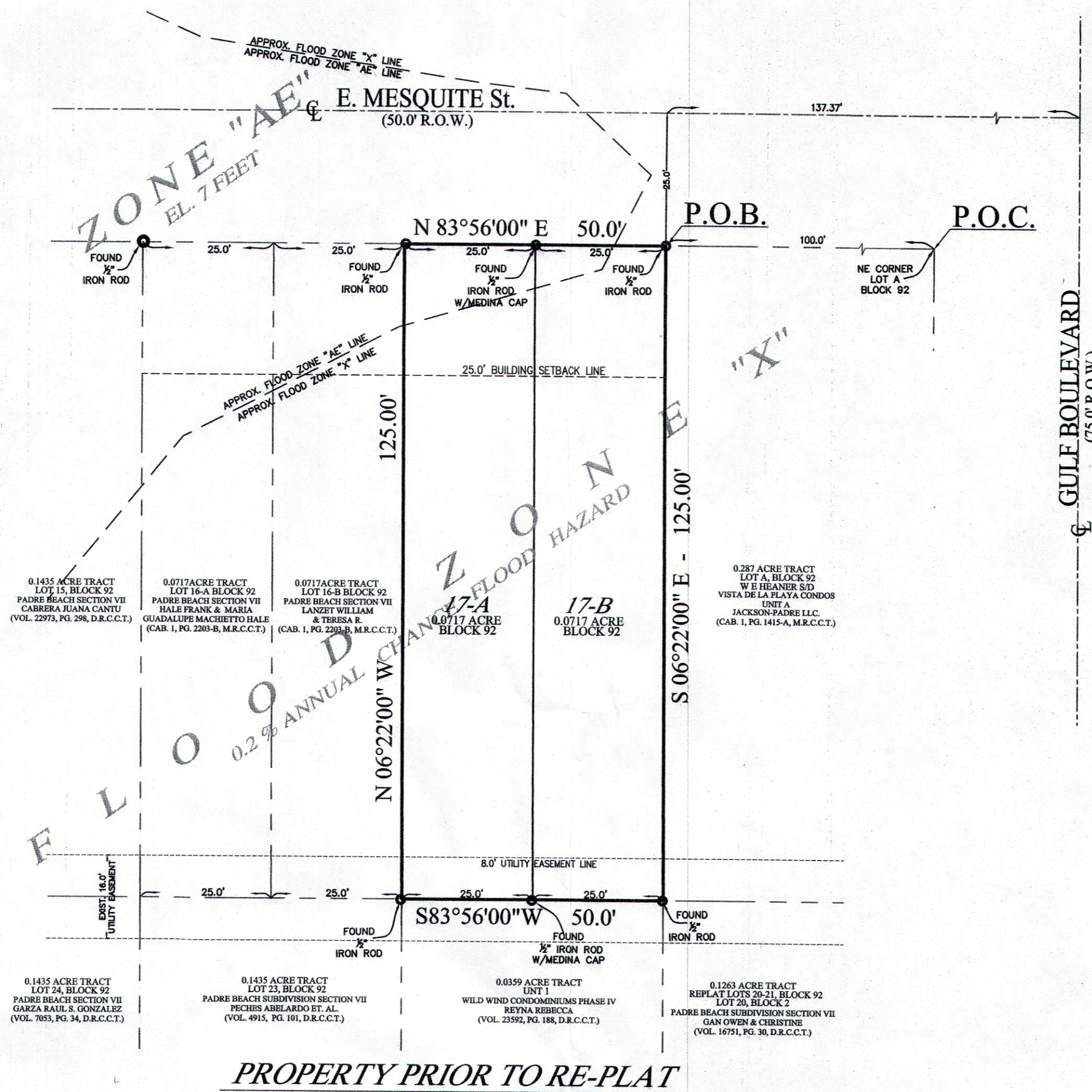
CARLOS J. GALVAN
GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

DATE _____

STATE OF TEXAS
COUNTY OF CAMERON

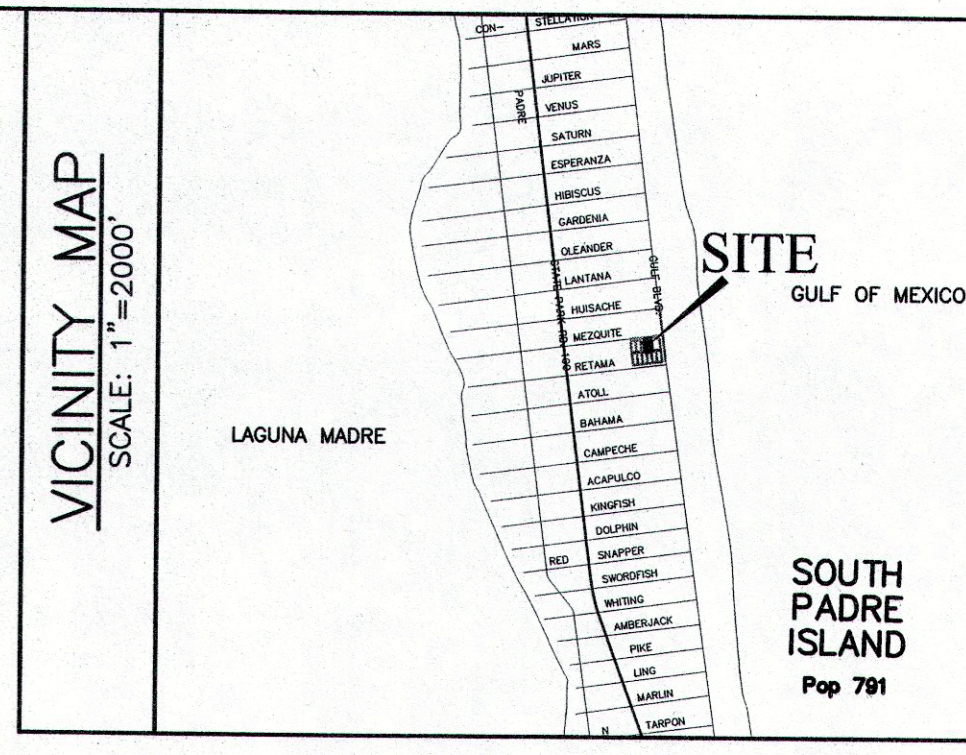
I, ALFREDO G. HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN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

ALFREDO G. HERNANDEZ, R.S.S. REG. No. 8046 _____ DATE 10/11/18



LEGEND

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



METES & BOUNDS

BEING A 0.1435 ACRE TRACT, 0.1435 ACRE TRACT, COMPRISED OF LOTS NUMBERED SEVENTEEN-A (17-A) AND SEVENTEEN-B (17-B), BLOCK NUMBER NINETY TWO, (92), A RE-PLAT OF LOTS 16 AND 17, BLOCK 92, PADRE BEACH SECTION VII, IN TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, SAID 0.1435 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (75.0 FEET R.O.W.), AND THE SOUTH RIGHT OF WAY LINE OF MESQUITE STREET (50.0 FEET, R.O.W.), FOR THE NORTHEAST CORNER OF A CALLED 0.287 ACRE TRACT, LOT A, BLOCK 92, E HEANER RESUBDIVISION, AS RECORDED IN CABINET 1, PAGE 1415A, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, SOUTH 83 DEGREES, 56 MINUTES, 00 SECONDS WEST, AT A DISTANCE OF 100.0 FEET, TO A SET 1/2" IRON ROD IN CONCRETE, FOR THE POINT OF BEGINNING OF THE TRACT HERIN DESCRIBED.

THENCE, ALONG THE WEST LINE OF SAID 0.287 ACRE TRACT, LOT A, BLOCK 92, AND THE EAST LINE OF THE TRACT HERIN DESCRIBED, SOUTH 06 DEGREES, 22 MINUTES, 00 SECONDS EAST, AT A DISTANCE OF 125.0 FEET, TO A SET 1/2" IRON ROD IN CONCRETE, FOR A DISTANCE OF 100.0 FEET, TO A SET 1/2" IRON ROD IN CONCRETE, FOR THE NORTHWEST CORNER OF THE SAID 0.287 ACRE TRACT AND SOUTHWEST CORNER OF TRACT HERIN DESCRIBED.

THENCE, ALONG THE NORTH LINE OF CALLED 0.359 ACRE TRACT, UNIT 1, WILD WIND CONDOMINIUMS PHASE IV, REINA REBECCA, AS DESCRIBED IN VOLUME 23992, PAGE 188, DEED RECORDS, CAMERON COUNTY, TEXAS, AND SOUTH LINE OF TRACT HERIN DESCRIBED, SOUTH 83 DEGREES, 56 MINUTES, 00 SECONDS WEST AT A DISTANCE OF 25.0 FEET, PASSING A FOUND 1/2" IRON ROD WITH MEDINA CAP, AND CONTINUING A DISTANCE OF 25.0 FEET FOR A TOTAL DISTANCE OF 50.0 FEET, TO A SET 1/2" IRON ROD IN CONCRETE, FOR THE NORTHWEST CORNER OF THE SAID 0.359 ACRE TRACT AND SOUTHWEST CORNER OF THE TRACT HERIN DESCRIBED.

THENCE, ALONG THE EAST LINE OF THE CALLED 0.0717 ACRE TRACT, LOT 16-B, BLOCK 92, PADRE BEACH SECTION VII, LANZET WILLIAM & TERESA E., AS RECORDED IN CABINET 1, PAGE 2203-B OF THE MAP RECORDS, CAMERON COUNTY, TEXAS, AND WEST LINE OF TRACT HERIN DESCRIBED, NORTH 06 DEGREES, 22 MINUTES, 00 SECONDS WEST, AT A DISTANCE OF 125.0 FEET, TO A SET 1/2" IRON ROD IN CONCRETE, FOR THE NORTHEAST CORNER OF SAID 0.0717 ACRE TRACT, AND NORTHWEST CORNER OF THE TRACT HERIN DESCRIBED.

THENCE, ALONG THE SOUTH RIGHT OF WAY LINE OF MESQUITE STREET, AND NORTH LINE OF TRACT HERIN DESCRIBED, NORTH 83 DEGREES, 56 MINUTES, 00 SECONDS EAST AT A DISTANCE OF 25.0 FEET, PASSING THE FOUND 1/2" IRON ROD WITH MEDINA CAP, AND CONTINUING A DISTANCE OF 25.0 FEET FOR A TOTAL DISTANCE OF 50.0 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.1435 ACRE TRACT OF LAND MORE OR LESS.

GENERAL NOTES

1. THIS SUBDIVISION IS A MINOR PLAT.
2. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS UNLESS OTHERWISE SHOWN.
3. THIS SUBDIVISION LIES INSIDE THE CITY LIMITS OF SOUTH PADRE ISLAND.
4. THE BEARINGS FOR THIS SURVEY ARE BASED OFF THE LOT 16A, 16B, 17A, & 17B, OF BLOCK 92, A RE-PLAT OF LOT 16 AND 17, PADRE BEACH SUBDIVISION SECTION VII, AS RECORDED IN CABINET 1, PAGE 2203-B OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.
5. THIS PROPERTY LIES IN TWO DIFFERENT FLOOD ZONES "X" 0.2 % & "AE". FLOOD ZONE X 0.2 % ANNUAL CHANCE FLOOD HAZARD, AREAS OF 0.1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OF WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. FLOOD ZONE AE EL. 7 FEET, WITH BASE FLOOD ELEVATION. ACCORDING WITH THE FLOOD MAP NUMBER 48061C0510F, EFFECTIVE ON FEBRUARY 16, 2016, COMMUNITY PANEL NUMBER 480115.
6. BUILDING SETBACKS SHALL COMPLY ACCORDING WITH THE CITY OF SOUTH PADRE ISLAND CODE ORDINANCE, SEC.20-7.1
FRONT: 25.0 FEET
SIDE: 5.0 FEET
REAR: 20.0 FEET
7. BENCH MARK AB1248, DESCRIBED BY NATIONAL GEODETIC SURVEY 1982 3 KM (1.9 MI) NORTH FROM SOUTH PADRE ISLAND, 3 KM (1.9 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 36 THAT IS ABOUT HALF WAY BETWEEN HUISACHE STREET AND MESQUITE STREET, 15.2 METERS (50.0 FT) WEST OF THE CENTERLINE OF THE HIGHWAY (PADRE BOULEVARD), 44.3 METERS (147.0 FT) NORTH OF THE CENTER OF MESQUITE STREET, 38.1 METERS (125.5 FT) SOUTH OF A LIGHT POLE ON THE SOUTH SIDE OF HUISACHE STREET, 45.4 METERS (149.0 FT) EAST OF A POWER POLE WITH GUIDE CABLE AT THE DEAD END OF A POWER LINE, AND 0.9 METER (3.0 FT) SOUTH OF THE LARGE POWER NUMBER 36. THE MARK IS 0.3 METERS N FROM A WITNESS POST. THE MARK IS ABOVE LEVEL WITH HIGHWAY.
8. ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH A.G.H. CAP, UNLESS OTHERWISE NOTED.
9. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY QUALIFIED SOLID WASTE DISPOSAL COMPANY.
10. LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE TOWN OF SOUTH PADRE ISLAND BEFORE BEGINNING RESIDENTIAL CONSTRUCTION.
11. 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.
12. UTILITY PROVIDERS OF WATER AND SEWER: LAGUNA MADRE WATER DISTRICT.
13. THE LOT OWNER SHALL BE RESPONSIBLE FOR INSTALLING PROPER SEWER TAP. THIS INCLUDES THE INSTALLATION OF CLEAN-OUT FOR EACH LATERAL AT THE PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE LAGUNA MADRE WATER DISTRICT A MINIMUM OF 48 HOUR PRIOR TO COMMENCING WORK.

**RE-PLAT No. 1
OF
LOTS 16-A, 16-B, 17-A & 17-B, OF BLOCK 92
PADRE BEACH SECTION VII**

(ONE RESIDENTIAL LOT)
BEING A 0.1435 ACRE TRACT, COMPRISED OF LOTS NUMBERED SEVENTEEN-A (17-A) AND SEVENTEEN-B (17-B), BLOCK NUMBER NINETY TWO, (92), A RE-PLAT OF LOTS 16 AND 17, BLOCK 92, PADRE BEACH SECTION VII, IN TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, PAGE 2203-B, MAP RECORDS, CAMERON COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED ON GENERAL WARRANTY DEED, VOLUME 23422, PAGE 154, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS.

AUGUST, 2017 SCALE: 1"=20'
A.G.H. No. W2018-0215

AGH ENGINEERING & SURVEYING
6305 Paredes Lane Road 78526
Tel. (956) 574-8300 FAX. (956) 574-8305
TBE FIRM No. F-5197
TBS FIRM No. 100840-00

10/11/18 10:20:18 AM C:\Users\aghal\OneDrive\Documents\Projects\2018\2018-0215_131 E. Mesquite St. (Redacted) (Map) (Sub) (Map) (10-2018) - 13.3594 cad.docx

**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: December 5, 2018

Item: 7 & 8

TO: Planning and Zoning Commission

FROM: Clifford Cross, Planning Director

ITEM DESCRIPTION:

Discussion and action regarding the proposed replat of “Lot 26, Block 40, Padre Beach, Section IV” and subdivide them into “Lots 26 & Lot 27, Blk 40, Padre Beach, Section IV”.

DISCUSSION:

The Ownership

1. The lot belongs to Rodolfo Gallegos and Abel Hernandez according to the “General Warranty Deed” dated September 17, 2018. By merging those two lots, the new lot dimensions becomes 50’ x 100’.

Location

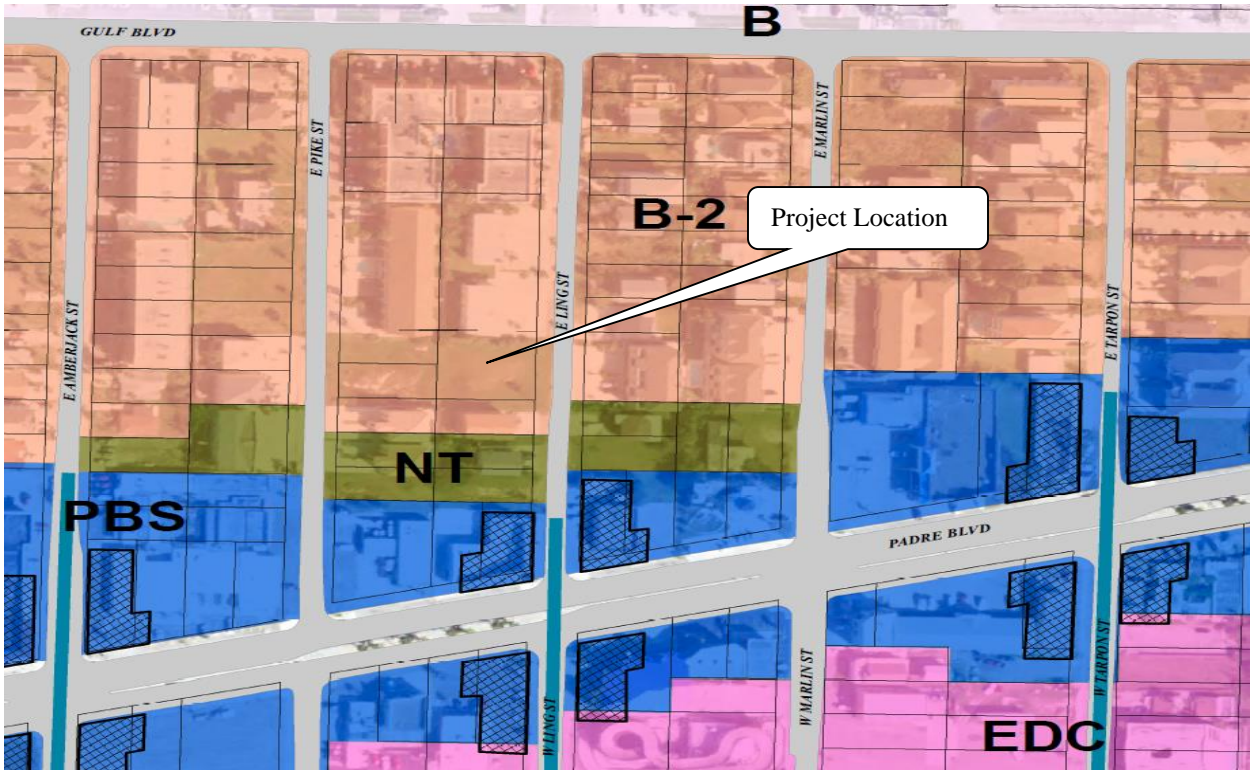


**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

Existing Conditions



Zoning



The Requirements

PLANNING & ZONING COMMISSION AGENDA REQUEST FORM

1. Sec.23-05 Policies and special provisions.

(A) Approval. The Planning and Zoning Commission shall approve all plats within the City and the City's extraterritorial jurisdiction.

Re-Plat (Lot Re-Plat)

NOTES AND BOUNDARY DESCRIPTION

BEING 2.28 ACRES OF LAND, MORE OR LESS, AND BEING ALL OF LOTS 7, 8, 9, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROPERTY PRIOR TO REPLAT
(SCALE: 1"=20')

NOTES

1. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF SAN ANTONIO, TEXAS, AND THE STATE OF TEXAS.

2. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE COUNTY OF BEXAR, TEXAS.

3. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE STATE OF TEXAS.

4. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE FEDERAL GOVERNMENT.

5. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF ANY OTHER JURISDICTION.

6. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF ANY OTHER JURISDICTION.

7. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF ANY OTHER JURISDICTION.

8. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF ANY OTHER JURISDICTION.

9. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF ANY OTHER JURISDICTION.

10. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF ANY OTHER JURISDICTION.

STATE OF TEXAS
COUNTY OF BEXAR

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, THIS 23RD DAY OF AUGUST, 2006.

PLANNING AND ZONING COMMISSION CHAIR

REPLAT
GRAPHIC SCALE
1" = 20'

STATE OF TEXAS
COUNTY OF BEXAR

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, THIS 23RD DAY OF AUGUST, 2006.

PLANNING AND ZONING COMMISSION CHAIR

REPLAT

LOT 28, BLOCK 40, PADRE BEACH, SECTION IV
(CAB. 1, SLOT 2421A, M.R.C.C.)

BEING 2.28 ACRES OF LAND, MORE OR LESS, AND BEING ALL OF LOTS 7, 8, 9, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

PREPARED FOR:
DAVID MENDEZ FOR MALACHI, INC.
(AUGUST 08, 2006)

Notes & Sons, Incorporated
Engineering
1544 West 10th Street (512) 344-0328
P.O. Box 907777, San Antonio, Texas 78209
Fax (512) 344-0307

METES AND BOUNDS DESCRIPTION

BEING 0.230 ACRE OF LAND, MORE OR LESS, AND BEING ALL OF LOTS 27 & 28, BLOCK 40, PADRE BEACH, SECTION IV, IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 52 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.230 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND AT THE SOUTHEAST CORNER OF LOT 26, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LING STREET (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF LOTS 27 & 28, SOUTH 83°38' WEST, A DISTANCE OF 100.0 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 27, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 27, NORTH 06°22' WEST, A DISTANCE OF 100.0 FEET TO A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 27, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF LOTS 26 & 27, NORTH 83°38' EAST, A DISTANCE OF 100.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND AT THE NORTHEAST CORNER OF SAID LOT 26, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 26, SOUTH 06°22' EAST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.230 ACRE OF LAND, 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.



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

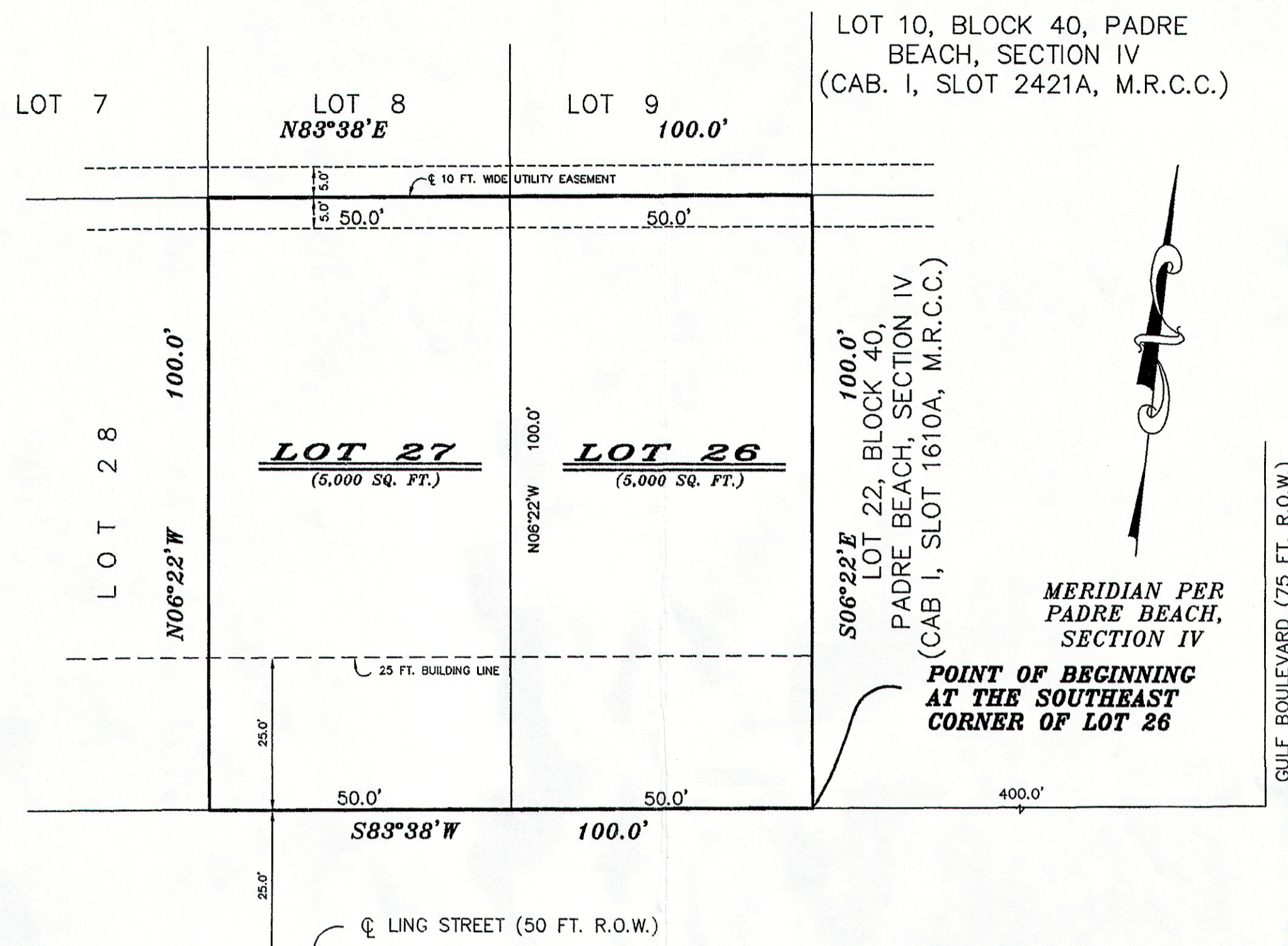
LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

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.

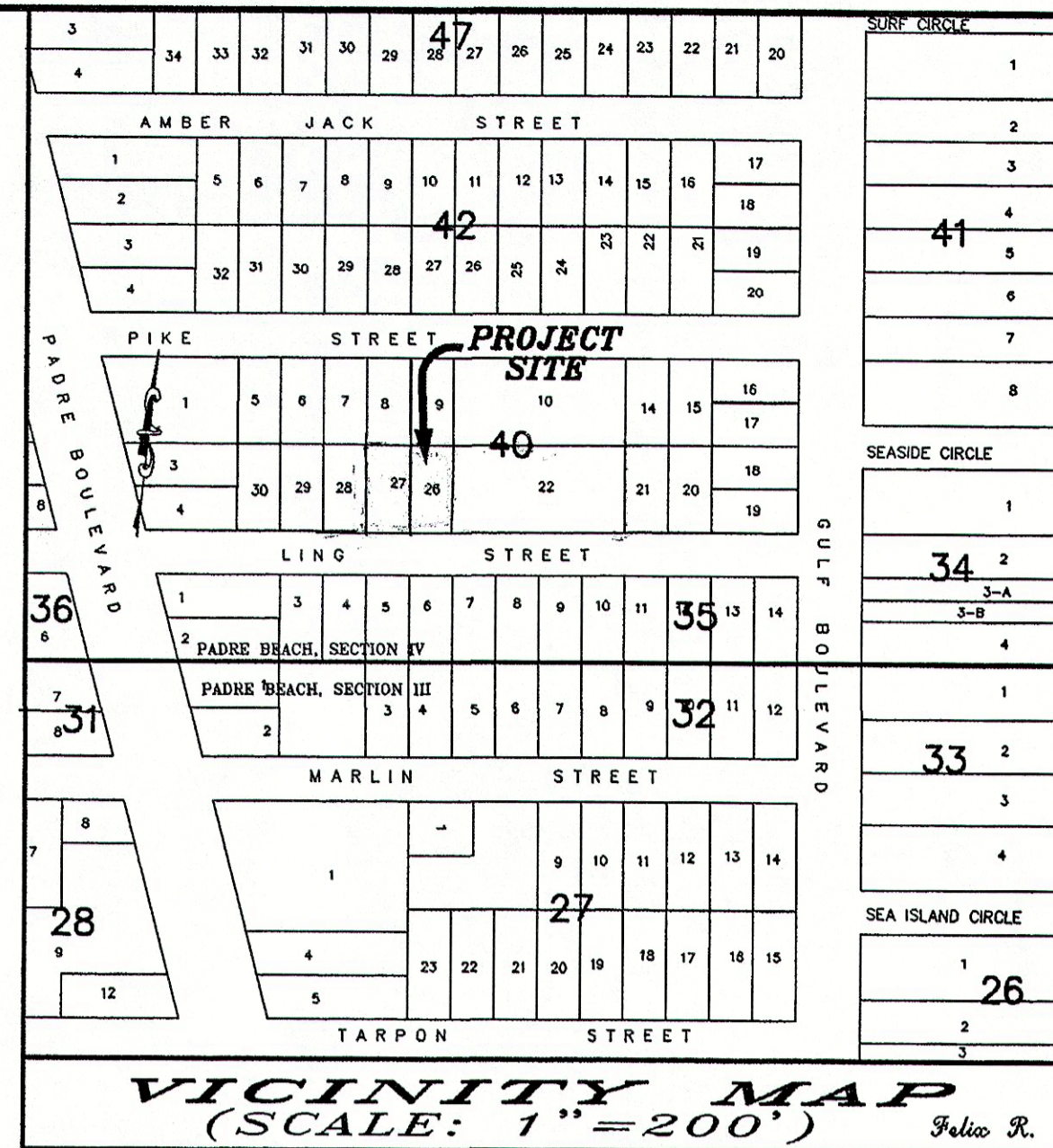
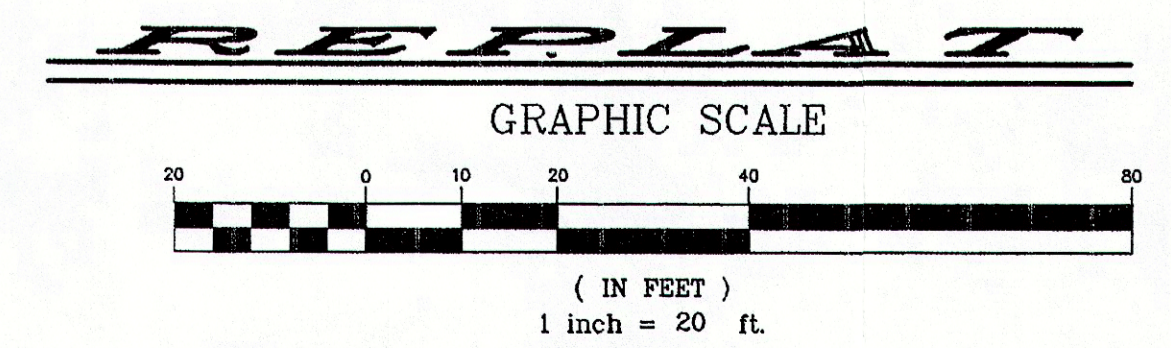
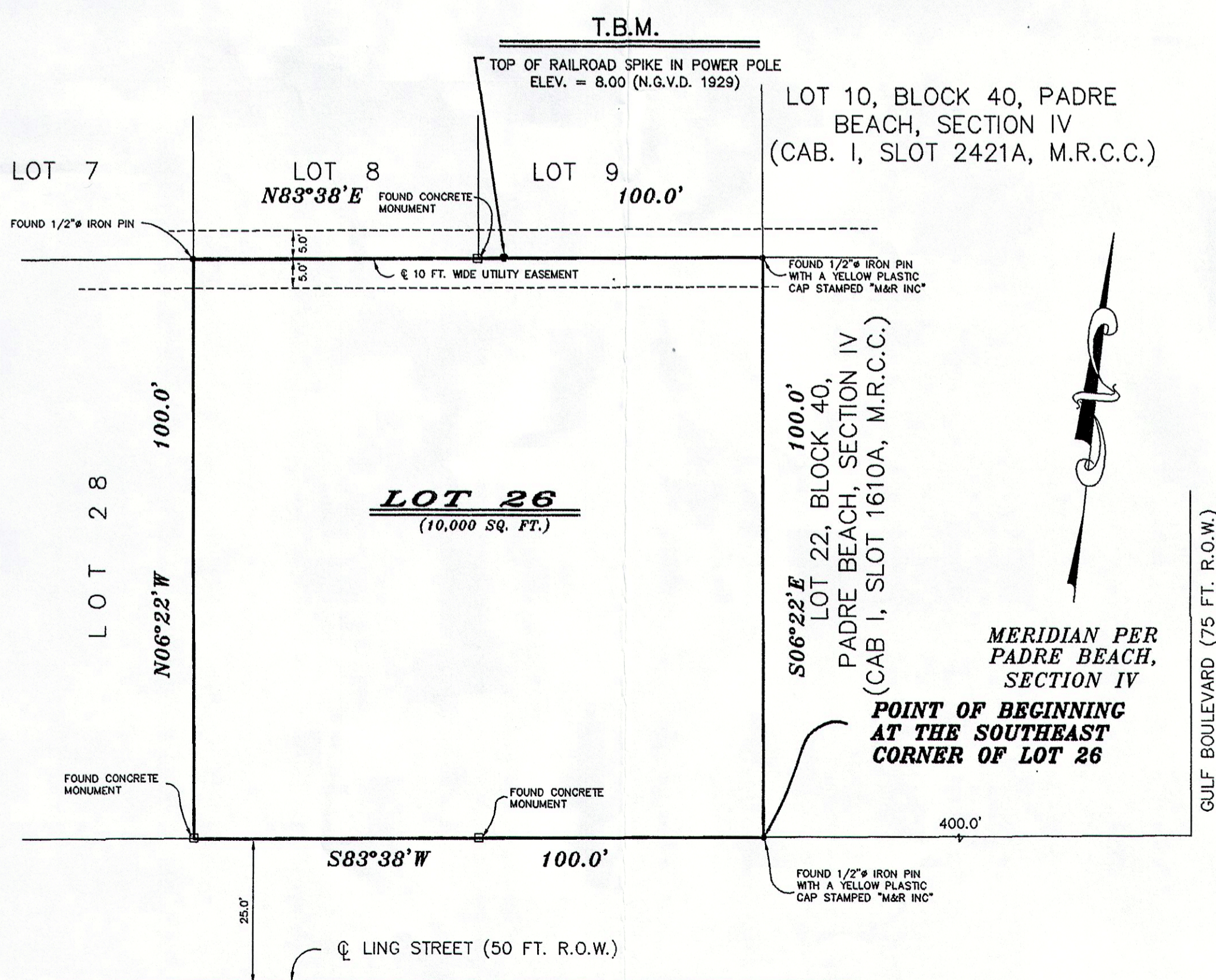
Arturo Martinez
ARTURO MARTINEZ, INTERIM GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT
DATE: 8/23/06

- NOTES:**
- THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001 D, REVISED MARCH 9, 1992.
 - BASIS OF BEARING IS MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF LING STREET.
 - THIS TRACT LIES IN ZONE DISTRICT "B" - MULTI-FAMILY DWELLING, APARTMENTS, MOTEL, HOTEL, CONDOMINIUM, TOWNHOUSE DISTRICT.
 - THE ELEVATION ON TEMPORARY BENCH MARK (TBM) WAS ESTABLISHED FROM USCGS BENCH MARK "C 1438" WHICH IS A FLANGE ENCASED STAINLESS STEEL ROD W/0 SLEEV. LOCATED NEAR THE SOUTHEAST INTERSECTION OF MARISOL DRIVE & STATE PARK ROAD NO. 100 (PADRE BLVD.), ELEVATION = 5.15 (N.G.V.D. 1929)

OWNERS:
JOSE & GABRIELA CARRERA
254 CREEK BEND DRIVE
BROWNSVILLE, TEXAS 78521



PROPERTY PRIOR TO REPLAT
(SCALE: 1"=20')

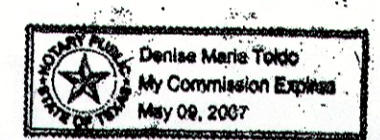


STATE OF TEXAS
WE, THE UNDERSIGNED, JOSE CARRERA & GABRIELA CARRERA, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 26, BLOCK 40, PADRE BEACH, SECTION IV", WITHIN THE TOWN OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

Jose Carrera DATE: 8-28-06
Gabriela Carrera DATE: 8-28-06
JOSE CARRERA
GABRIELA CARRERA

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE CARRERA & GABRIELA CARRERA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28 DAY OF August 2006.
Marie Toldo DATE: 8/28/06
NOTARY PUBLIC
CAMERON COUNTY



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 26 & 27, BLOCK 40, PADRE BEACH, SECTION IV, DEPICTED HERON.

APPROVED: *Tony Yzaguirre, Jr.* DATE: 8/22/2006
TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY

APPROVED: *Filomena Saenz* DATE: 8-24-06
FILOMENA SAENZ
ASSESSOR-COLLECTOR OF TAXES
POINT ISABEL INDEPENDENT SCHOOL DISTRICT TAX OFFICE

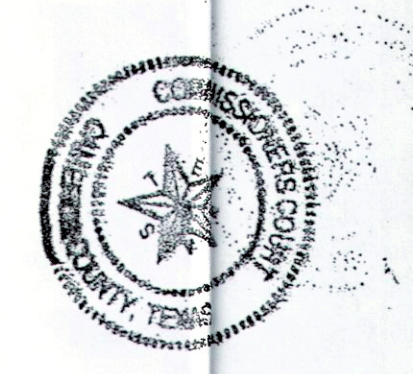
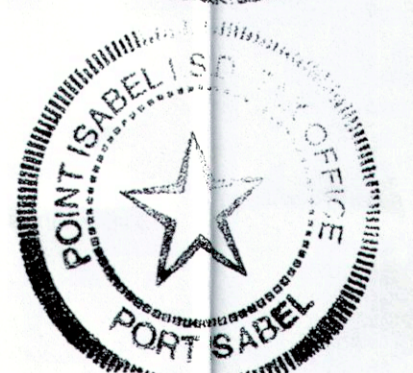
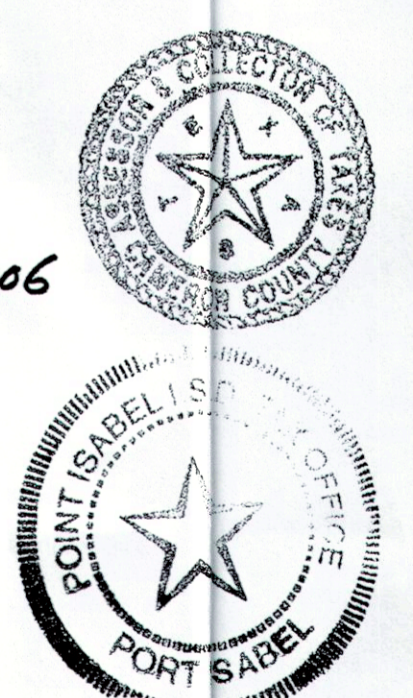
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SOUTH PADRE ISLAND, THIS THE 21 DAY OF Sept 2006.

[Signature]
PLANNING AND ZONING COMMISSION CHAIR
[Signature]
PUBLIC WORKS DIRECTOR

STATE OF TEXAS
COUNTY OF CAMERON

I, JOE G. RIVERA, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 28 DAY OF August, A.D., 2006, WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF Sep. A.D., 2006 AT 3:30 O'CLOCK P.M. AND DULY RECORDED THE 29 DAY OF Sep. A.D., 2006 AT 3:35 P.M. IN CABINET 1, SLOT 2722A MAP RECORDS OF SAID COUNTY.

BY: *Dalia Salas*
JOE G. RIVERA
COUNTY CLERK



"LOT 26, BLOCK 40, PADRE BEACH, SECTION IV"

BEING A REPLAT OF LOTS 26 & 27, BLOCK 40, PADRE BEACH, SECTION IV, IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 52 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.
PREPARED FOR:
DAVID MENDEZ FOR MALACHI, INC.
(AUGUST 08, 2006)

Mejia & Ross, Incorporated
Engineering Surveying
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068

**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: December 5, 2018

Item: 9 & 10

TO: Planning and Zoning Commission

FROM: Clifford Cross, Planning Director

ITEM DESCRIPTION:

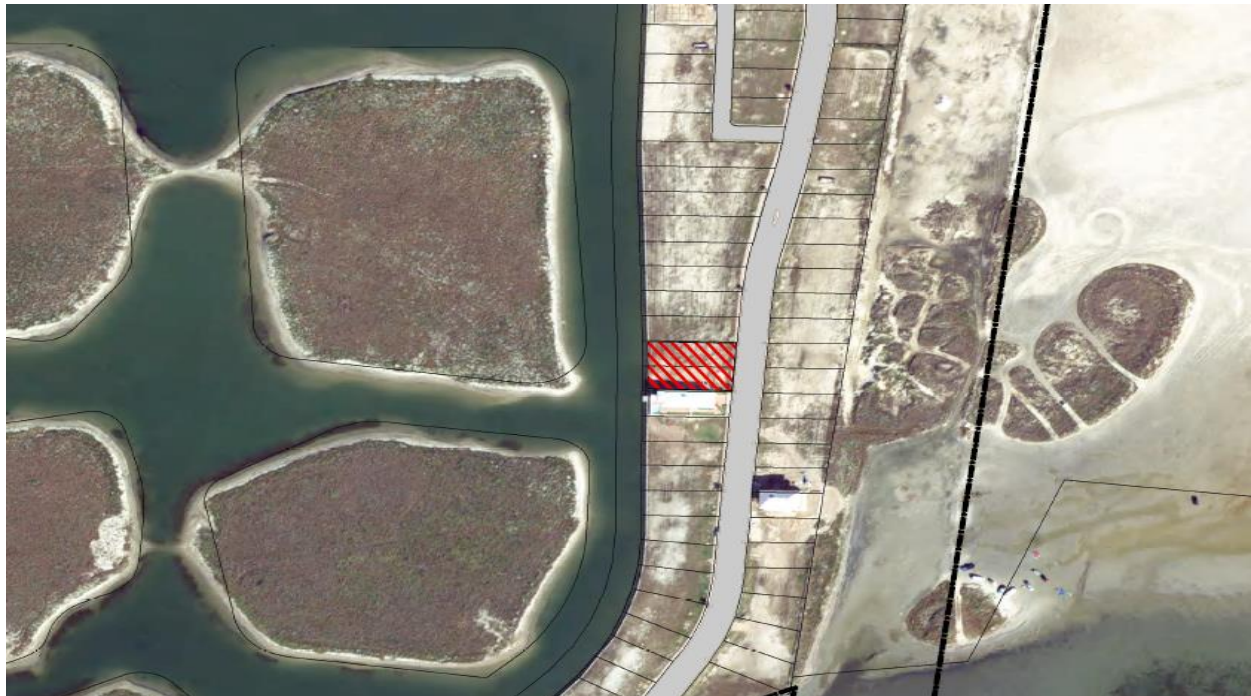
Discussion and action regarding the proposed re-plat of “Lots 15 and 16, Block 20, The Shores Subdivision, Marina Village Phase, Section II” to merge them into “Lot 15A, Block 20, The Shores Subdivision, Marina Village Phase, Section 2”.

DISCUSSION:

The Ownership

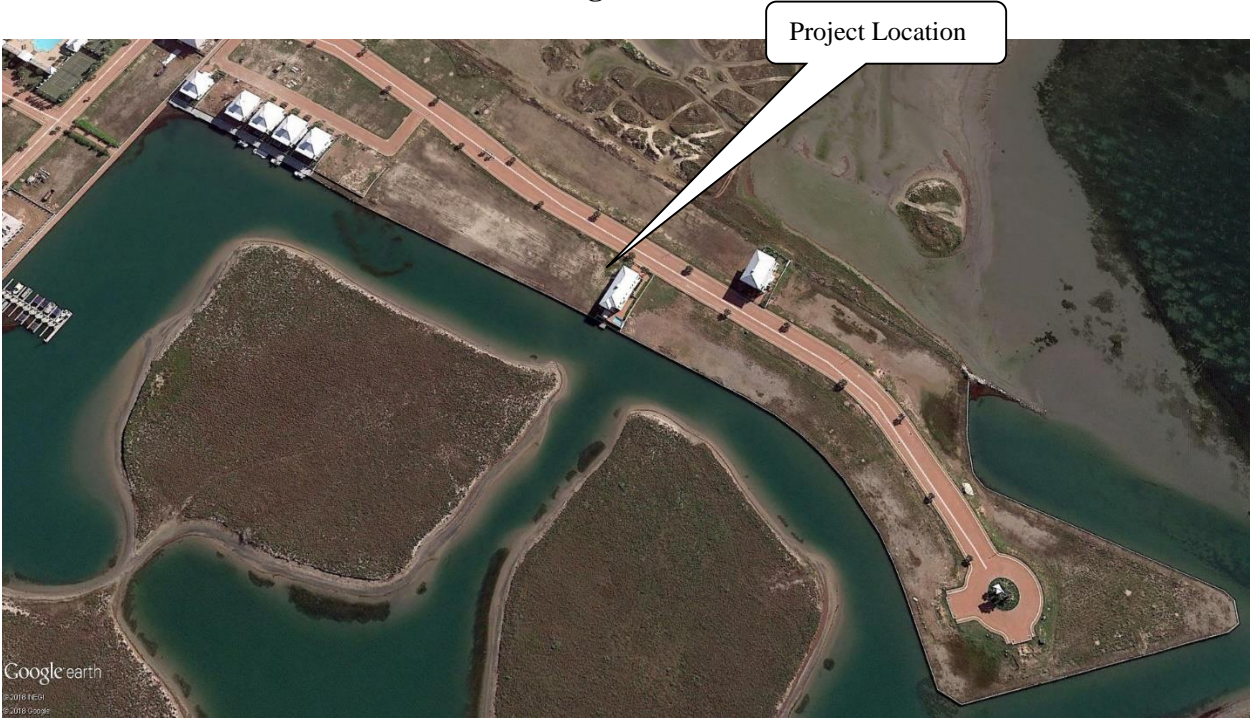
1. The lots belong to First Financial Trust & Asst. Mgt. Co., N.A., Trustee of the Scottie Ann Shelton Living Trust according to the “General Warranty Deed” dated June 7, 2017. Vasquez Surveying has been authorized to submit the application per the Authorization Form dated October 12, 2018. By merging these two lots, the new lot dimension becomes approximately 100’ X 139’.

Location



**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

Existing Conditions



Zoning



METES AND BOUNDS DESCRIPTION

BEING 0.328 ACRE (14,287.68 S.F.) OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 15 AND 16, "THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2" IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 1, PAGES 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.328 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15, BEING REFERENCED BY A 1/2" IRON ROD (BENT) LYING AT THE INTERSECTION OF THE WEST BOUNDARY LINE OF SAID LOT 15, AND A 2 FT. WALK EASEMENT LINE;

THENCE, CONTIGUOUS WITH THE WEST BOUNDARY LINE OF SAID LOT 15, NORTH 06 DEG., 47 MIN., 04 SEC., WEST, AT 2.0 FEET PAST SAID 1/2" BENT IRON ROD, AT 129.35 PAST A PUNCH MARK SET, AT A TOTAL DISTANCE 139.12 FEET A POINT LYING IN THE MARINA COMMON AREA--A, FOR THE NORTHWEST CORNER OF SAID LOT 15, AND NORTHWEST CORNER OF THIS TRACT;

THENCE, CONTIGUOUS WITH THE NORTH BOUNDARY LINE OF LOTS 15 AND 16, NORTH 82 DEG., 24 MIN., 51 SEC., EAST, AT 50.00 FEET PAST THE NORTHEAST CORNER OF LOT 15, AT A DISTANCE OF 89.13 FEET AN ANGLE POINT ON LOT 16 AND A CORNER OF THIS TRACT;

THENCE, CONTIGUOUS WITH SAID LOT 16, NORTH 80 DEG., 41 MIN., 08 SEC., EAST, A DISTANCE OF 10.88 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 16, AND NORTHEAST CORNER OF THIS TRACT;

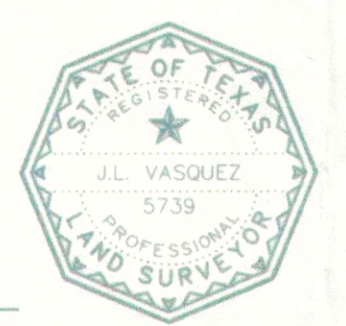
THENCE, CONTIGUOUS WITH THE EAST BOUNDARY LINE OF LOT 16, SOUTH 06 DEG., 47 MIN., 04 SEC., EAST, AT 9.88 FEET, A WASHER STAMPED "HALFT" AT AN ADDITIONAL DISTANCE OF 134.80 FEET, A PUNCH MARK SET AT THE INTERSECTION OF A 2 FT. WALKWAY EASEMENT, AT A TOTAL DISTANCE OF 146.68 FEET THE SOUTHEAST CORNER OF LOT 16, AND SOUTHEAST CORNER OF THIS TRACT;

THENCE, CONTIGUOUS WITH THE SOUTH BOUNDARY LINE OF LOTS 16 AND 15, SOUTH 86 DEG., 32 MIN., 58 SEC., WEST, A DISTANCE OF 100.16 FEET TO THE POINT OF BEGINNING OF THIS TRACT, CONTAINING 0.328 ACRE OF LAND, MORE OF LESS.

SURVEYOR'S CERTIFICATION:

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

J. L. Vasquez
 J. L. VASQUEZ, R.B.S. # 7339
 DATE: 10-31-18



TAX ASSESSOR & COLLECTOR:

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 2018.

WITNESS MY HAND ON THIS 8 DAY OF Nov. 2018

Tony LaGuerre
 TONY LA GUERRE, JR.
 ASSESSOR AND COLLECTOR OF TAXES
 CAMERON COUNTY, TEXAS

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

STATE OF TEXAS, COUNTY OF CAMERON:

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

Carlos J. Van Jr.
 CARLOS J. VAN, JR. - GENERAL MANAGER
 LAGUNA MADRE WATER DISTRICT
 DATE: 11-8-18

PLANNING AND ZONING

STATE OF TEXAS, COUNTY OF CAMERON:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE ____ DAY OF ____ 2018.

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

COUNTY CLERK

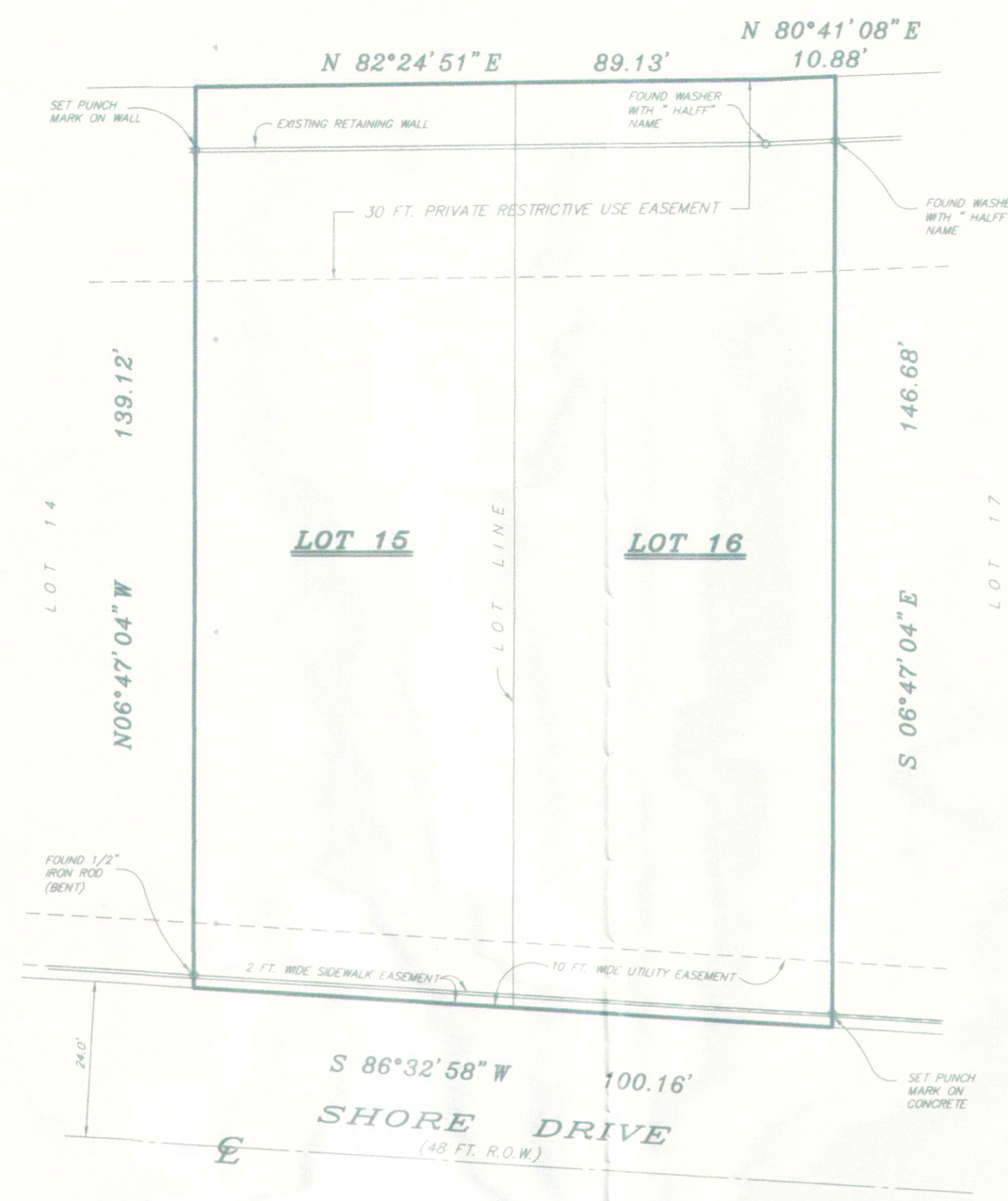
STATE OF TEXAS, COUNTY OF CAMERON:

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF ____ 2018 AT ____ O'CLOCK ____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. ____

BY: _____ DEPUTY

MARINA COMMON AREA --A

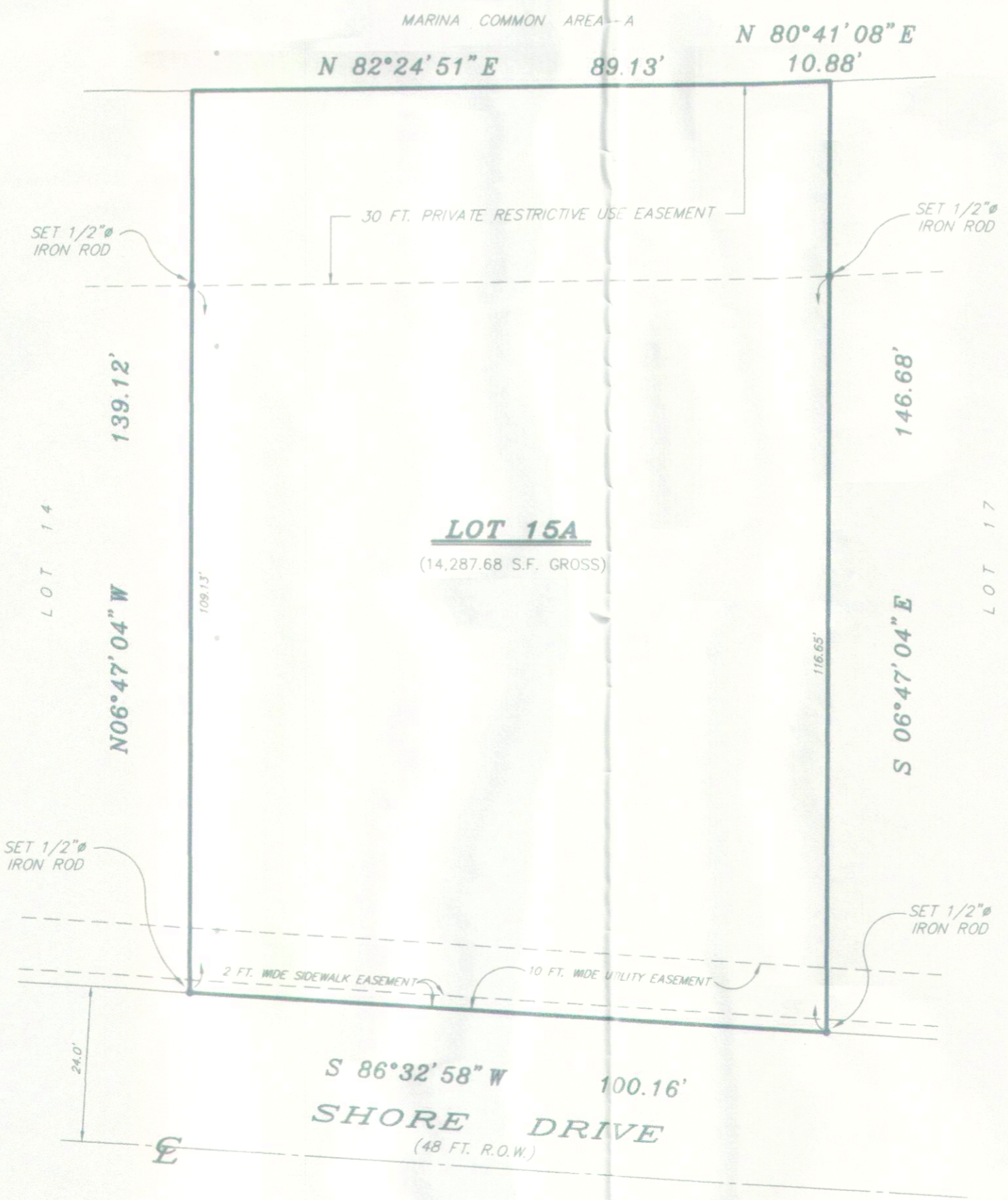
MERIDIAN OF THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2



LOTS PRIOR TO REPLAT

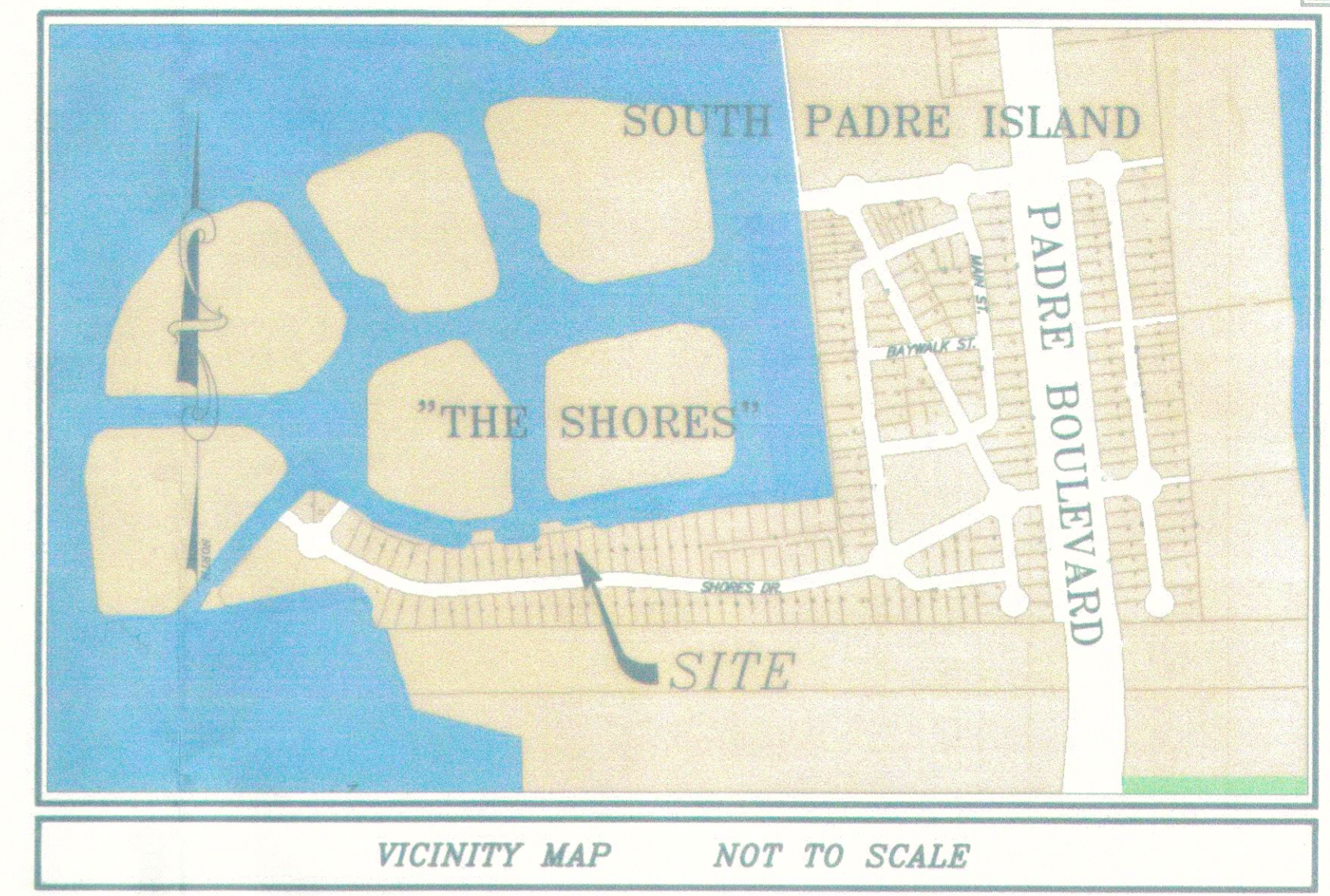
MARINA COMMON AREA --A

MERIDIAN OF THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2



REPLAT

SCALE: 1" = 20'



OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS, COUNTY OF Taylor:

I, TOM BLACKWELL, SENIOR VICE PRESIDENT OF FIRST FINANCIAL TRUST & ASSET MGT. CO., N.A., "TRUSTEE OF THE SCOTTIE ANN SHELTON LIVING TRUST", REPRESENTING THE OWNER OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 15A, BLOCK 20, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

Tom Blackwell
 TOM BLACKWELL
 SENIOR VICE PRESIDENT OF FIRST FINANCIAL TRUST & ASSET MGT. CO., N.A.
 "TRUSTEE OF THE SCOTTIE ANN SHELTON TRUST"
 DATE: 13 Nov 2018

NOTARY PUBLIC

STATE OF TEXAS, COUNTY OF Taylor:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM BLACKWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13th DAY OF November, 2018.

Jamie G. Miller
 JAMIE G. MILLER
 NOTARY PUBLIC
 TAYLOR COUNTY, TEXAS
 MY COMMISSION EXPIRES: 03-08-21

- NOTES:**
1. HED MONUMENTATION FOUND ALONG THE REAR OFFSET LINE OF BLOCK 20 OF THE SHORES SUBDIVISION MARINA VILLAGE SEC. 2 TARPON AVENUE FOR BASIS OF BEARING.
 2. THIS TRACT LIES IN ZONE "AE" AS PER THE NFIP (NATIONAL FLOOD INSURANCE PROGRAM) (FIRM) FLOOD INSURANCE RATE MAP OF COMMUNITY, MAP NUMBER 48061C0370F EFFECTIVE FEBRUARY 16, 2018.
 3. THE ORIGINAL SUBDIVISION OF THE SHORES WAS DESIGNATED A PDD (PLANNED DEVELOPMENT DISTRICT)
 4. THEN ZONING FOR THE RE-PLAT WILL REMAIN THE SAME.
 5. SOME IMPROVEMENTS ALONG THE BOUNDARY LINES HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.
 6. THIS SURVEY IS THE PROPRIETARY WORK PRODUCT OF VASQUEZ SURVEYING, INC. USE OF THIS SURVEY OTHER THAN THE ENTITY FOR WHICH IT WAS SURVEYED FOR, IS STRICTLY PROHIBITED. REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF VASQUEZ SURVEYING, INC. WILL BE SUBJECT TO CLAIMS AND DAMAGES.

FINAL PLAT OF "LOT 15A, BLOCK 20, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2"

BEING A RE-PLAT OF LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCK 20, THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2 IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN CABINET 1, PAGES 2832-B AND 2833-A, MAP RECORDS, CAMERON COUNTY, TEXAS.

PREPARED FOR: First Financial Trust & Asset Mgt. Co. N.A.

DATE: OCTOBER 31, 2018

SHEET 1 OF 1

FIRM NO. 10084100

VASQUEZ SURVEYING INC.

4000 BOCA CHICA BLVD. BROWNSVILLE, TEXAS 77821
 Phone: (956) 541-9826 Cell: (956) 466-9680 Fax: (956) 544-4177

JOB NO. 18 4711

**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: December 5, 2018

Item: 11 & 12

TO: Planning and Zoning Commission

FROM: Clifford Cross, Planning Director

ITEM DESCRIPTION:

Discussion and action regarding the proposed replat of “Lots 17 and 18 (North & South), Block 133, Padre Beach, Section IX” to merge them into “Lots 17 & 18, Blk 133, Padre Beach, Section IX”.

DISCUSSION:

The Ownership

1. The lots belong to Edward Davis Jr. and Edward & Elaine Cavazos according to the “Certificate As To Titles” dated October 18, 2018. Reconfiguring and merging the four lots into two, the new lot dimensions become 70’ X 100’ and 55’ X 100’.

Location

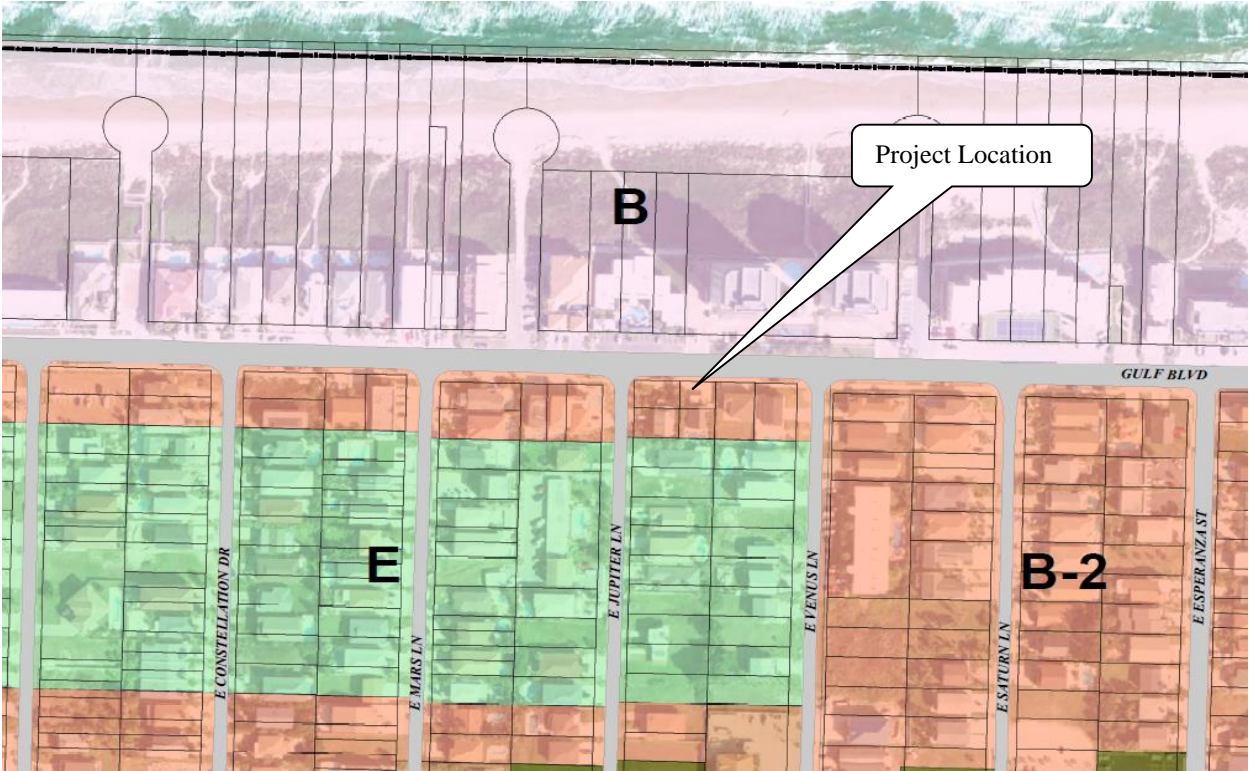


**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

Existing Conditions



Zoning



PLANNING & ZONING COMMISSION AGENDA REQUEST FORM

The Requirements

1. Sec.23-05 Policies and special provisions.

(A) Approval. The Planning and Zoning Commission shall approve all plats within the City and the City's extraterritorial jurisdiction.

Re-Plat (Lot Reconfiguration)

SECTION 4. NORTHWEST DISCREPANCY

THIS PLAT IS SUBJECT TO THE DISCREPANCY PROVISIONS OF THE PLANNING AND ZONING COMMISSION. THE PLANNING AND ZONING COMMISSION HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE DISCREPANCY IS A RESULT OF A MISTAKE IN THE RECORDING OF THE PLAT AND THAT THE DISCREPANCY DOES NOT AFFECT THE RIGHTS OF THE PARTIES TO THIS PLAT.

SECTION 5. APPROVAL OF THIS PLAT

THE PLANNING AND ZONING COMMISSION HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION'S POLICIES AND SPECIAL PROVISIONS. THE PLANNING AND ZONING COMMISSION HAS APPROVED THIS PLAT AND HAS ORDERED THE CITY CLERK TO RECORD THIS PLAT.

SECTION 6. NOTICE TO THE PUBLIC

THE PLANNING AND ZONING COMMISSION HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION'S POLICIES AND SPECIAL PROVISIONS. THE PLANNING AND ZONING COMMISSION HAS APPROVED THIS PLAT AND HAS ORDERED THE CITY CLERK TO RECORD THIS PLAT.

SECTION 7. NOTICE TO THE PUBLIC

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SECTION 10. NOTICE TO THE PUBLIC

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PROPERTY PRIOR TO REPLAT
(SCALE: 1" = 20')

REPLAT
(SCALE: 1" = 20')

SECTION 11. NOTICE TO THE PUBLIC

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SECTION 13. NOTICE TO THE PUBLIC

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SECTION 20. NOTICE TO THE PUBLIC

THE PLANNING AND ZONING COMMISSION HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION'S POLICIES AND SPECIAL PROVISIONS. THE PLANNING AND ZONING COMMISSION HAS APPROVED THIS PLAT AND HAS ORDERED THE CITY CLERK TO RECORD THIS PLAT.

FINAL PLAT OF
LOTS 17 AND 18, BLOCK 133,
PAULINE BEAVER SECTION 13

EDWARD A. CATAZOS, JR.
EDWARD A. CATAZOS *Mejia & Rose, Incorporated*
ELAINE E. CATAZOS *Engineering* *Surveying*

OFFICE:
1843 East 27th Street
P.O. Box 3761
Brownsville, Texas 78520
Tel: (361) 564-3068
Fax: (361) 564-3068
email: mrose@mejiaandrose.com

METES & BOUNDS DESCRIPTION

0.287 ACRE (12,500 SQ. FT.) BEING ALL OF LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER ONE HUNDRED THIRTY-THREE (133), PADRE BEACH, SECTION IX, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.287 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT A PUNCHMARK SET ON A CONCRETE WALK, AT THE NORTHEAST CORNER OF LOT 18, BLOCK 133, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 06 DEGREES 04 MINUTES EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 133, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 83 DEGREES 56 MINUTES WEST, A DISTANCE OF 100.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF LOT 17, BLOCK 133, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 06 DEGREES 04 MINUTES WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 17, BLOCK 133, FOR THE NORTHWEST CORNER OF THIS TRACT;

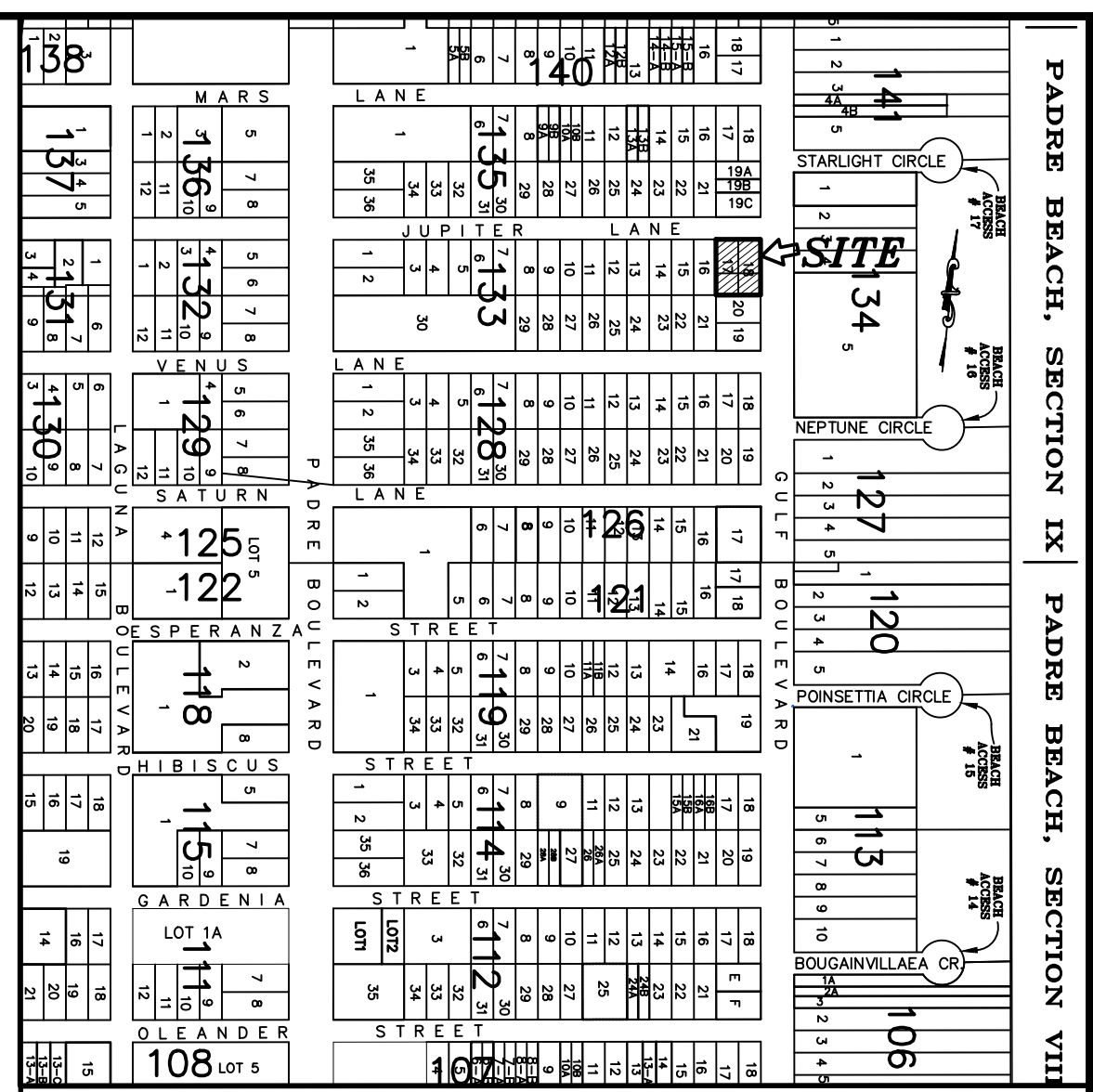
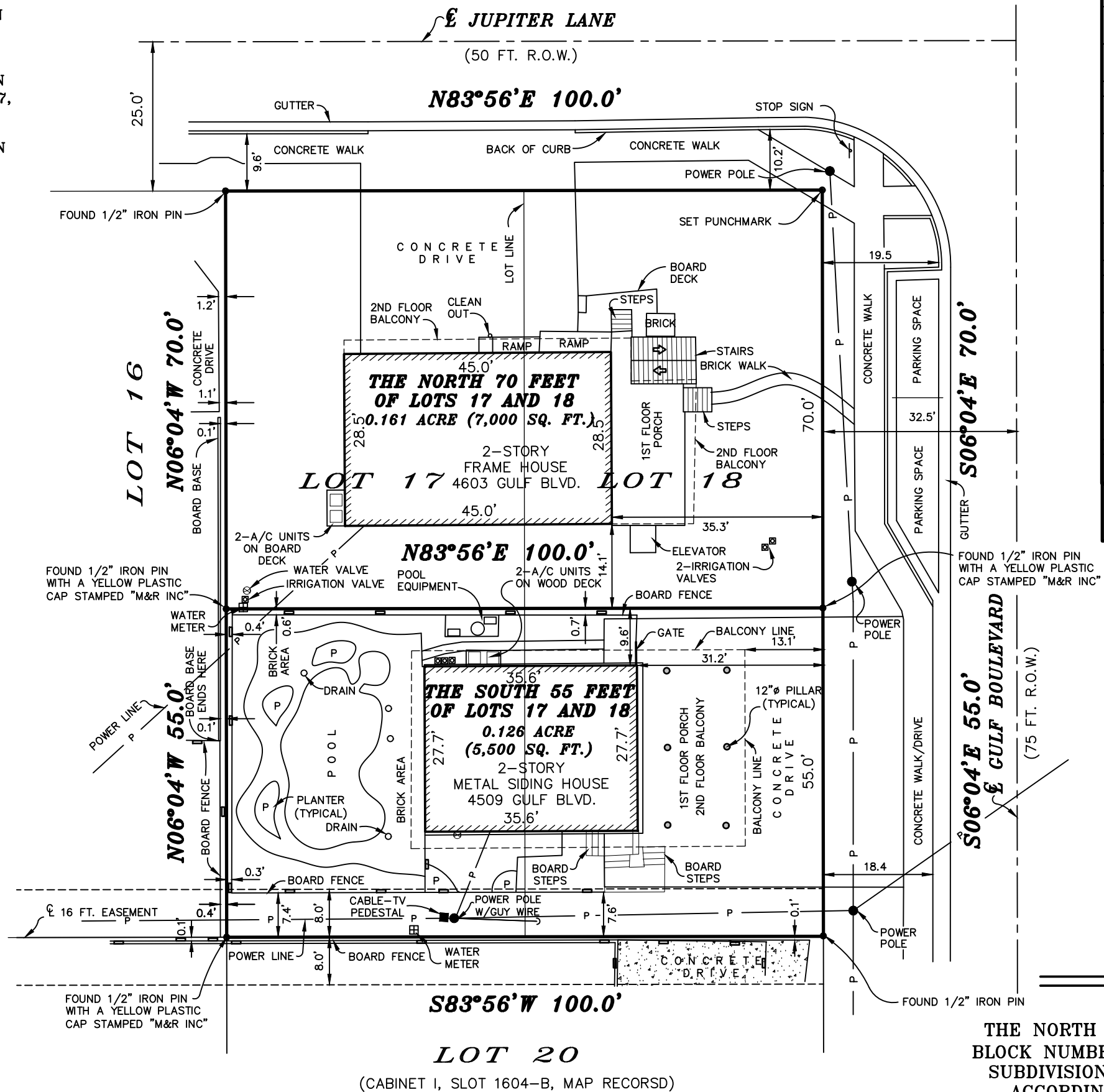
THENCE, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.287 ACRES, MORE OR LESS.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



VICINITY MAP N.T.S.

MERIDIAN OF PADRE BEACH SUBDIVISION SECTION IX

FINAL PLAT OF "LOTS 17 AND 18, BLOCK 133, PADRE BEACH, SECTION IX"

BEING A RE-PLAT OF THE NORTH SEVENTY FEET (70') OF LOTS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER ONE HUNDRED THIRTY-THREE (133), PADRE BEACH SECTION IX, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS.

AND THE SOUTH FIFTY-FIVE FEET (55') OF LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER ONE HUNDRED THIRTY-THREE (133), PADRE BEACH SECTION IX, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
PREPARED FOR:

EDWARD COE DAVIS, JR.
AND
EDWARD A. CAVAZOS
AND
ELAINE H. CAVAZOS
SEPTEMBER 16, 2018
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

NOTES:

- 1). THIS TRACT LIES IN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510 F, EFFECTIVE FEBRUARY 16, 2018.
- 2). MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF JUPITER LANE WAS USED AS THE BASIS OF BEARING.
- 3). REFERENCE NGS BENCH MARK "E 1436" (ELEV. 2.33) (N.A.V.D. 1988) AND IS LOCATED ON THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD BETWEEN GEORGIA RUTH DRIVE AND CAROLYN DRIVE.
- 4). LOTS 17 & 18 ARE ZONED "B-2" RESIDENTIAL AND MULTI-FAMILY DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 5). ZONE "B-2" SETBACKS PER SECTION 20-7.1 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 6). PER SECTION 23.14(f), A DEVELOPER SHALL INSTALL A SIDEWALK ON A PUBLIC STREET RIGHT-OF-WAY, WHICH IS ONE (1) FOOT FROM THE FRONT LOT LINE. SIDEWALK SHALL BE A MINIMUM OF FIVE (5) FEET WIDE IN RESIDENTIAL AREAS AND, PER SECTION 23.15, A PERFORMANCE GUARANTEE SHALL BE SUBMITTED TO THE CITY.
- 7). THESE LOTS WILL COMPLY WITH THE CITY OF SOUTH PADRE ISLAND BUILDING SETBACKS.

OWNER:
EDWARD COE DAVIS, JR.
1432 PALM VALLEY
DRIVE EAST
HARLINGEN, TEXAS 78552
(956) 535-1588
(956) 544-3068 FAX

OWNER:
EDWARD A. CAVAZOS
ELAINE H. CAVAZOS
201 S. WESTON LANE
AUSTIN, TEXAS 78733
(512) 982-3529
(956) 544-3068 FAX

The undersigned hereby certifies that the survey described hereon was made on the ground on 10-09-18; 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.

METES & BOUNDS DESCRIPTION

0.287 ACRE (12,500 SQ. FT.) BEING ALL OF LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER ONE HUNDRED THIRTY-THREE (133), PADRE BEACH, SECTION IX, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.287 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT A PUNCHMARK SET ON A CONCRETE WALK, AT THE NORTHEAST CORNER OF LOT 18, BLOCK 133, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 06 DEGREES 04 MINUTES EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 133, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 83 DEGREES 56 MINUTES WEST, A DISTANCE OF 100.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF LOT 17, BLOCK 133, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 06 DEGREES 04 MINUTES WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 17, BLOCK 133, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.287 ACRES, MORE OR LESS.

NOTES:

- THIS TRACT LIES IN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510 F, EFFECTIVE FEBRUARY 16, 2018.
- MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF JUPITER LANE WAS USED AS THE BASIS OF BEARING.
- REFERENCE NOS BENCH MARK "E 1436" (ELEV. 2.33) (N.A.V.D. 1988) AND IS LOCATED ON THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD BETWEEN GEORGIA RUTH DRIVE AND CAROLYN DRIVE.
- LOTS 17 & 18 ARE ZONED "B-2" RESIDENTIAL AND MULTI-FAMILY DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- ZONE "B-2" SETBACKS PER SECTION 20-7.1 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- PER SECTION 2314(f), A DEVELOPER SHALL INSTALL A SIDEWALK ON A PUBLIC STREET RIGHT-OF-WAY, WHICH IS ONE (1) FOOT FROM THE FRONT LOT LINE. SIDEWALK SHALL BE A MINIMUM OF FIVE (5) FEET WIDE IN RESIDENTIAL AREAS AND, PER SECTION 2315, A PERFORMANCE GUARANTEE SHALL BE SUBMITTED TO THE CITY.
- THESE LOTS WILL COMPLY WITH THE CITY OF SOUTH PADRE ISLAND BUILDING SETBACKS.

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. 39900

**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 NORTH SEVENTY FEET (70') OF LOTS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER ONE HUNDRED THIRTY-THREE (133), PADRE BEACH SECTION IX, AND THE SOUTH FIFTY-FIVE FEET (55') OF LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER ONE HUNDRED THIRTY-THREE (133), PADRE BEACH SECTION IX, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 28, 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**

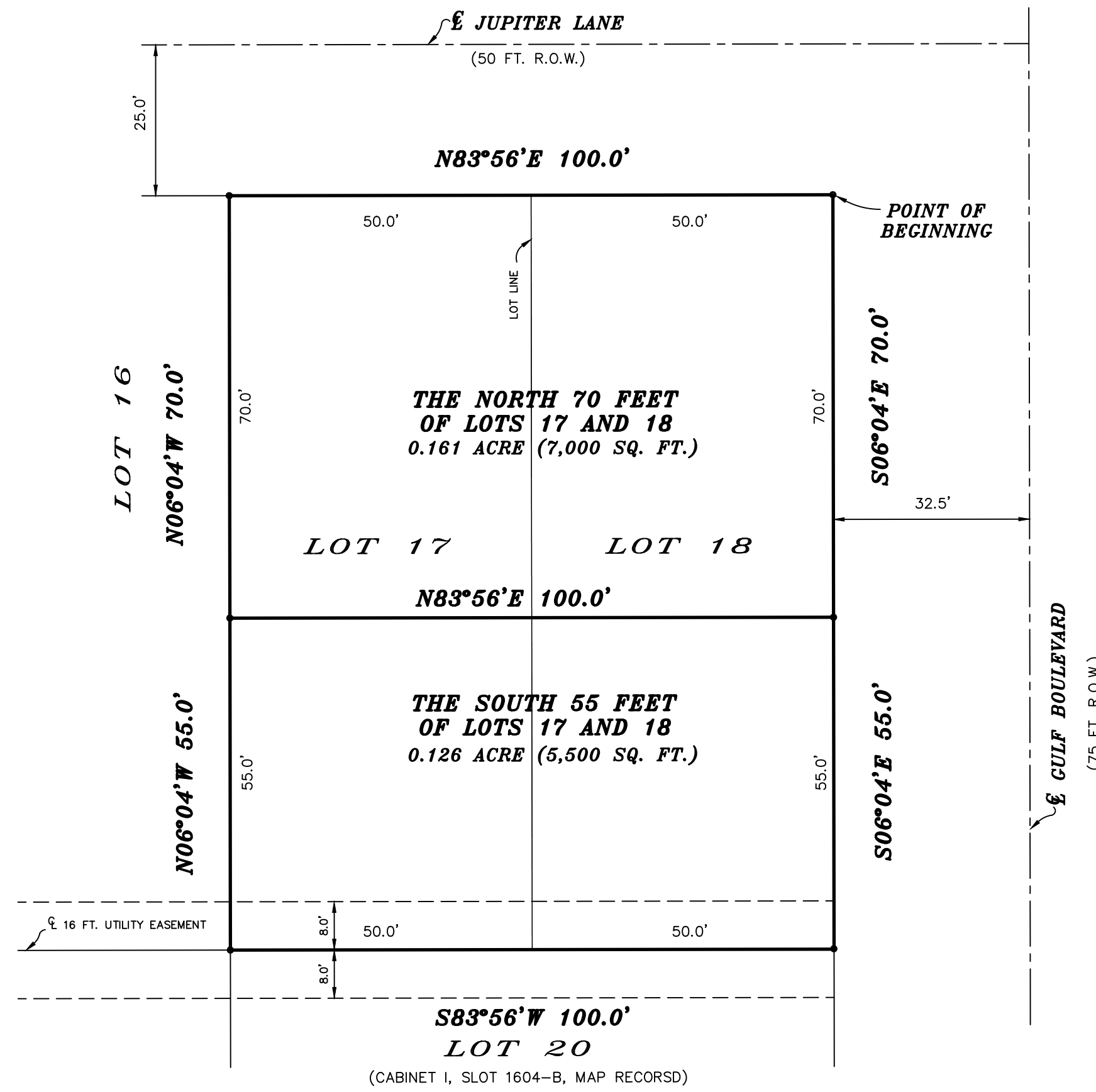
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 20____

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 _____, 2018 at _____ O'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy



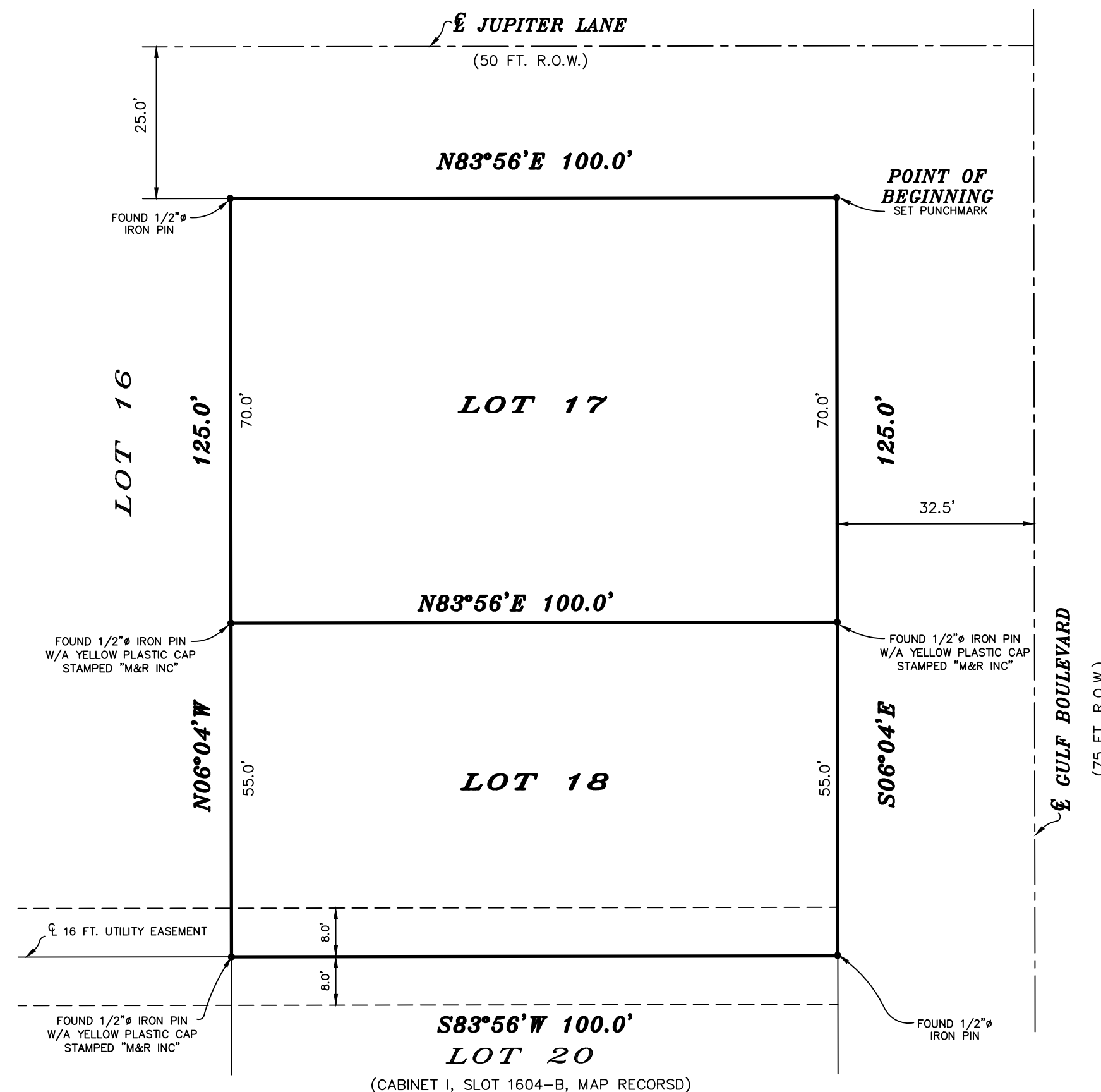
PROPERTY PRIOR TO REPLAT

(SCALE: 1" = 20')

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



REPLAT

(SCALE: 1" = 20')

MERIDIAN OF PADRE BEACH SUBDIVISION SECTION IX

75 FT. R.O.W.
GULF BOULEVARD

MERIDIAN OF PADRE BEACH SUBDIVISION SECTION IX

75 FT. R.O.W.
GULF BOULEVARD

**STATE OF TEXAS
COUNTY OF CAMERON**

I, THE UNDERSIGNED, _____ OF WELLS FARGO BANK NATIONAL ASSOCIATION, DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE SOUTH 55 FEET OF LOTS 17 AND 18, BLOCK 133, PADRE BEACH, SECTION IX, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

WELLS FARGO BANK N.A. DATE _____

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF WELLS FARGO BANK N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC _____

COUNTY _____

**STATE OF TEXAS
COUNTY OF CAMERON**

I, THE UNDERSIGNED, _____ OF ENCORE BANK NATIONAL ASSOCIATION, DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE SOUTH 55 FEET OF LOTS 17 AND 18, BLOCK 133, PADRE BEACH, SECTION IX, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

ENCORE BANK N.A. DATE _____

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF ENCORE BANK N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC _____

COUNTY _____

**STATE OF TEXAS
COUNTY OF CAMERON**

WE, THE UNDERSIGNED, EDWARD A. CAVAZOS AND ELAINE H. CAVAZOS, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 18, BLOCK 133, PADRE BEACH, SECTION IX", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAMES ARE 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.

EDWARD A. CAVAZOS - OWNER DATE _____

ELAINE H. CAVAZOS - OWNER DATE _____

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, EDWARD A. AND ELAINE H. CAVAZOS, ACKNOWLEDGED TO ME THAT THEY 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 _____

**STATE OF TEXAS
COUNTY OF CAMERON**

I, THE UNDERSIGNED, EDWARD COE DAVIS, JR., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 17, BLOCK 133, PADRE BEACH, SECTION IX", 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.

EDWARD DAVIS - OWNER DATE _____

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, EDWARD COE DAVIS, JR., 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 17 AND 18, BLOCK 133,
PADRE BEACH, SECTION IX"**

BEING A RE-PLAT OF THE NORTH SEVENTY FEET (70') OF LOTS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER ONE HUNDRED THIRTY-THREE (133), PADRE BEACH SECTION IX, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS.

AND THE SOUTH FIFTY-FIVE FEET (55') OF LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER ONE HUNDRED THIRTY-THREE (133), PADRE BEACH SECTION IX, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS.

INTO 2 LOTS
SCALE: 1" = 20'

PREPARED FOR:
EDWARD COE DAVIS, JR.

AND
EDWARD A. CAVAZOS *Mejia & Rose, Incorporated*

AND
ELAINE H. CAVAZOS *Engineering*

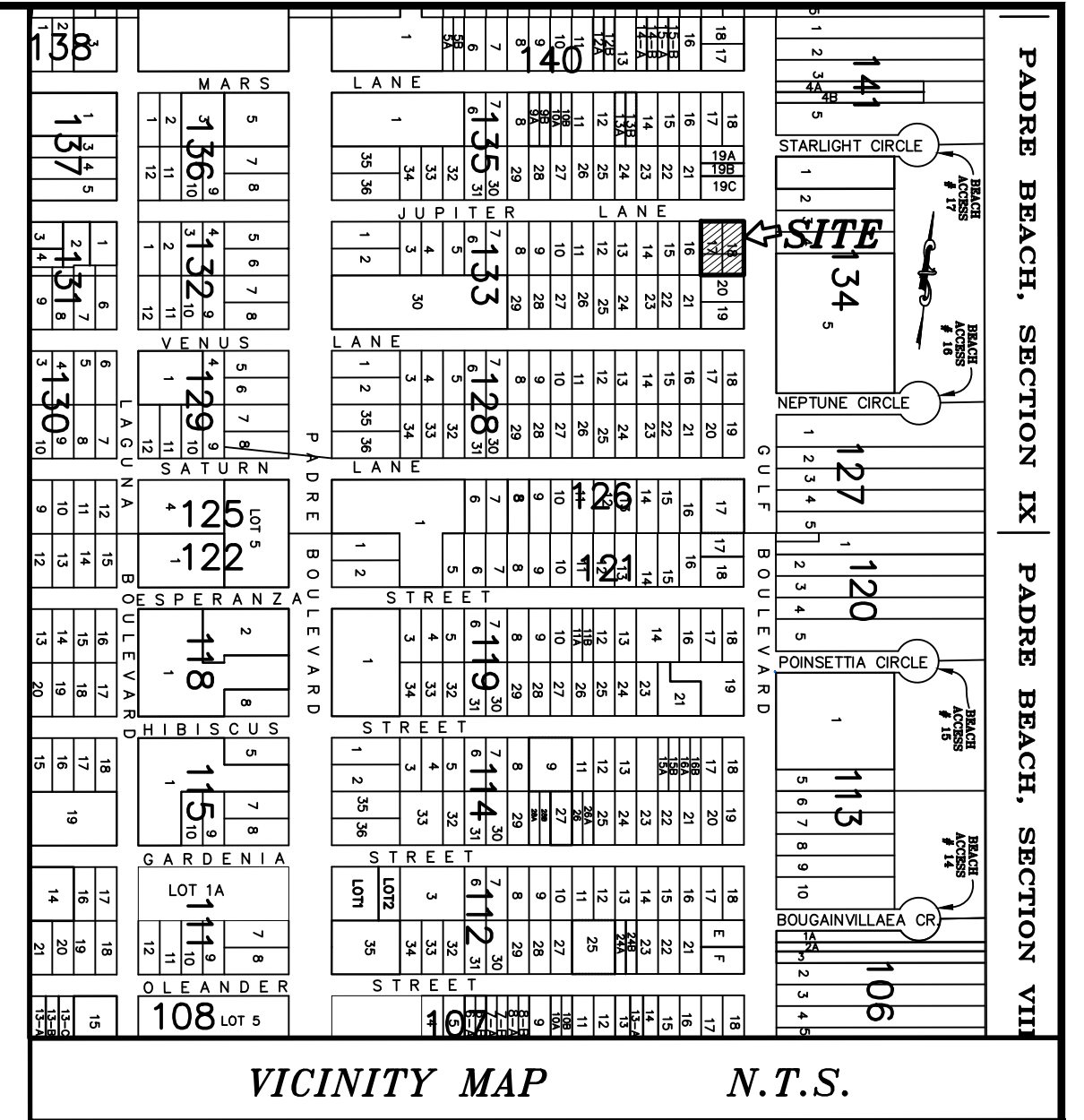
SEPTEMBER 16, 2018 *Surveying*

OWNER:
EDWARD COE DAVIS, JR.
1432 PALM VALLEY
DRIVE EAST
HARLINGEN, TEXAS 78552
(956) 535-1588
(956) 544-3068 FAX

OWNER:
EDWARD A. CAVAZOS
ELAINE H. CAVAZOS
201 S. WESTON LANE
AUSTIN, TEXAS 78733
(512) 982-3529
(956) 544-3068 FAX

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

G.F. NO. N/A JOB NO. 20554
S.TROWBRIDGE



**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: December 5, 2018

Item: 13

TO: Planning and Zoning Commission

FROM: Clifford Cross, Planning Director

ITEM DESCRIPTION:

Discussion and action regarding the approval of a 6 month extension to process the recording of a “record plat” for Lots 1-16, Phase I Sandbar Estates.

DISCUSSION:

The Ownership

1. The owner is Sandbar Properties Inc. who is represented by Mr. Paul Earnhart (President). Mr. Earnhart has indicated that they have closed on the development loan and applied for the Notice to Proceed from the County. He expects no further extension requests.

Subdivision Regulations

Section 23-12 – Record plat

(D) Processing of record plat

- (5) Period of Validity. Approval of the record plat shall be effective for a period of sixty (60) calendar days following the date of Commission approval, at the end of which time, recording of the record plat with the County Clerk’s Office must have been completed. If any record plat is not filed within this time period, the record plat shall be null and void and the applicant shall be required to resubmit a new plat for approval subject to all zoning and subdivision regulation in effect at the time of resubmission. At the request of the applicant, and upon cause shown, the Planning and Zoning Commission may extend the approval of the record plat not to exceed one (1) year beyond this expiration date.

Staff Recommendation

The proposed replat meets all minimum requirements of Section 20 Zoning and Section 23 Subdivision Regulations. No objection to the extension.

