

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

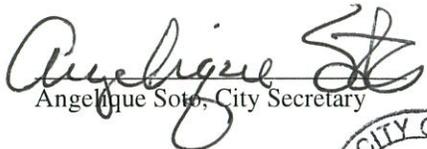
WEDNESDAY, DECEMBER 14, 2022

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 the Commissioners relating to agenda or non-agenda items. Speakers are required to address the 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 November 17, 2022 regular meeting.
 - 4.2. Public hearing regarding a request by Jacki Surojon, property owner from Table 5.1 - Schedule of Uses (Land Use) of the Padre Boulevard and Entertainment District - Form Based Code and Section 20-24 specific use permit of the City's Code of Ordinances for the proposed use of Outdoor amusement or theme park establishment to be located at 2300 Padre Blvd. (Lots 1 & 2 Block 32, Padre Beach Subdivision, Section III)
 - 4.3. Discussion and action regarding a request by Jacki Surojon, property owner from Table 5.1 - Schedule of Uses (Land Use) of the Padre Boulevard and Entertainment District - Form Based Code and Section 20-24 specific use permit of the City's Code of Ordinances for the proposed use of Outdoor amusement or theme park establishment to be located at 2300 Padre Blvd. (Lots 1 & 2 Block 32, Padre Beach Subdivision, Section III)
 - 4.4. Discussion and action regarding the proposed replat of "Lots 10 & 11, Block 18, The Shores Subdivision, Marina Village Ph, Section 2" to create one large lot: "Lot 10A".
 - 4.5. Discussion and action regarding the proposed replat of "Lot 12, Block 76, Padre Beach Subdivision, Section VI" to create two lots: "Lots 12A & 12B".
5. Adjourn

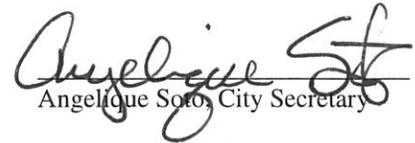
NOTE: *One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.*

DATED THIS THE 9TH DAY OF DECEMBER 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 **DECEMBER 9, 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: December 14, 2022

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minutes of November 17, 2022 regular meeting.

ITEM BACKGROUND

Approve 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, NOVEMBER 17, 2022

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, November 17, 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, Dina Rich, and James Gaughran. Commission Members with an excused absence were Gordon Garlock, Howard Avery and Joseph Praster.

City staff members present were Public Works/City Engineer C. Alejandro Sanchez, Shoreline Director Kristina Boburka, Coastal Coordinator Erika Hughston, and Planning Coordinator Marta Martinez. Also present was Council Member Ken Medders.

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 OCTOBER 20, 2022 REGULAR MEETING.

Commissioner Olle made a motion, seconded by Commissioner Huffman to approve the October 20, 2022 regular meeting minutes. The motion carried unanimously.

4.2. DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 17 & 18, BLOCK 157, PADRE BEACH SUBDIVISION, SECTION X AND LOTS 16, 17, & 18, BLOCK 162, PADRE BEACH SUBDIVISION, SECTION XI” TO CREATE ONE LARGE LOT: “LOT 17A”.

Chairman Huffman announced the item from the agenda and asked for a staff report. Public Works/City Engineer C. Alejandro Sanchez gave a brief presentation regarding the proposed replat and stated that staff recommends approval. Commissioner Olle made a motion, seconded by Commissioner Gaughran to approve the proposed replat of “Lots 17 & 18, Block 157, Padre Beach Subdivision, Section X and Lots 16, 17, & 18, Block 162, Padre Beach Subdivision, Section XI” to create one large lot, “Lot 17A”. The motion carried unanimously.

4.3. DISCUSSION AND ACTION REGARDING THE AMENDING PLAT OF LOTS 1, 2, AND 3 SEAHORSE HARBOR SUBDIVISION, AN AMENDING PLAT TO ADD EASEMENTS TO THE PROPOSED CITY OF SOUTH PADRE ISLAND BOAT RAMP.

Chairman Huffman announced the item from the agenda and asked for a staff report. Public Works/City Engineer C. Alejandro Sanchez and Shoreline Director Kristina Boburka gave a brief presentation regarding the proposed amendments to the replat and stated that staff recommends approval. Chairman Huffman then opened it up for discussion by the Commissioners. The Commissioners expressed their comments/concernes regarding this matter. After some discussion, Commissioner Rich made a motion, seconded by Commissioner Gaughran to approve the amending plat of Lots 1, 2, and 3, Seahorse Harbor Subdivision by adding easements. The motion carried unanimously.

5. ADJOURN

There being no further business to discussion; Chairman Huffman adjourned the meeting at 3:09 p.m.

Marta Martinez, Planning Coordinator

Chris Huffman, Chairman

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

MEETING DATE: December 14, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Public hearing regarding a request by Jacki Surojon, property owner from Table 5.1 - Schedule of Uses (Land Use) of the Padre Boulevard and Entertainment District - Form Based Code and Section 20-24 specific use permit of the City's Code of Ordinances for the proposed use of Outdoor amusement or theme park establishment to be located at 2300 Padre Blvd. (Lots 1 & 2 Block 32, Padre Beach Subdivision, Section III)

ITEM BACKGROUND

Jacki Surojon property owner of subject lots is requesting a specific use permit for the proposed use of Outdoor amusement or theme park establishment. Applicant is proposing to install a Drop Tower ride in Lots 1 & 2 Block 32, Padre Beach Subdivision, Section III - 2300 Padre Boulevard. The subject lots are located on the corner of east Padre Boulevard and Marlin Street and are zoned "PBS" Padre Boulevard South Character Zone of the Padre Boulevard and Entertainment District Code - Form Based Code.

A Notice of Public Hearing was placed in the Port Isabel South Padre Press that ran on Thursday, December 1, 2022, and notices to property owners within two-hundred feet of the subject property were mailed on Wednesday, November 30, 2022 informing them of this request.

The following is the public hearing outline form:

1. The Chairman opens the public hearing.
2. Staff presents information regarding the proposed project.
3. Presentations and/or comments from the public.
- 4 The Chairman closes the public hearing and moves to the next item on the agenda.

Please keep in mind that the purpose of a public hearing is to allow the public to have input on the agenda item. Discussion and action by the Commission will be addressed under the next item on the agenda. Therefore, the Commission should refrain from treating the public hearing as a period for Planning Commission discussion.

Staff has received one (1) email against the proposed request.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

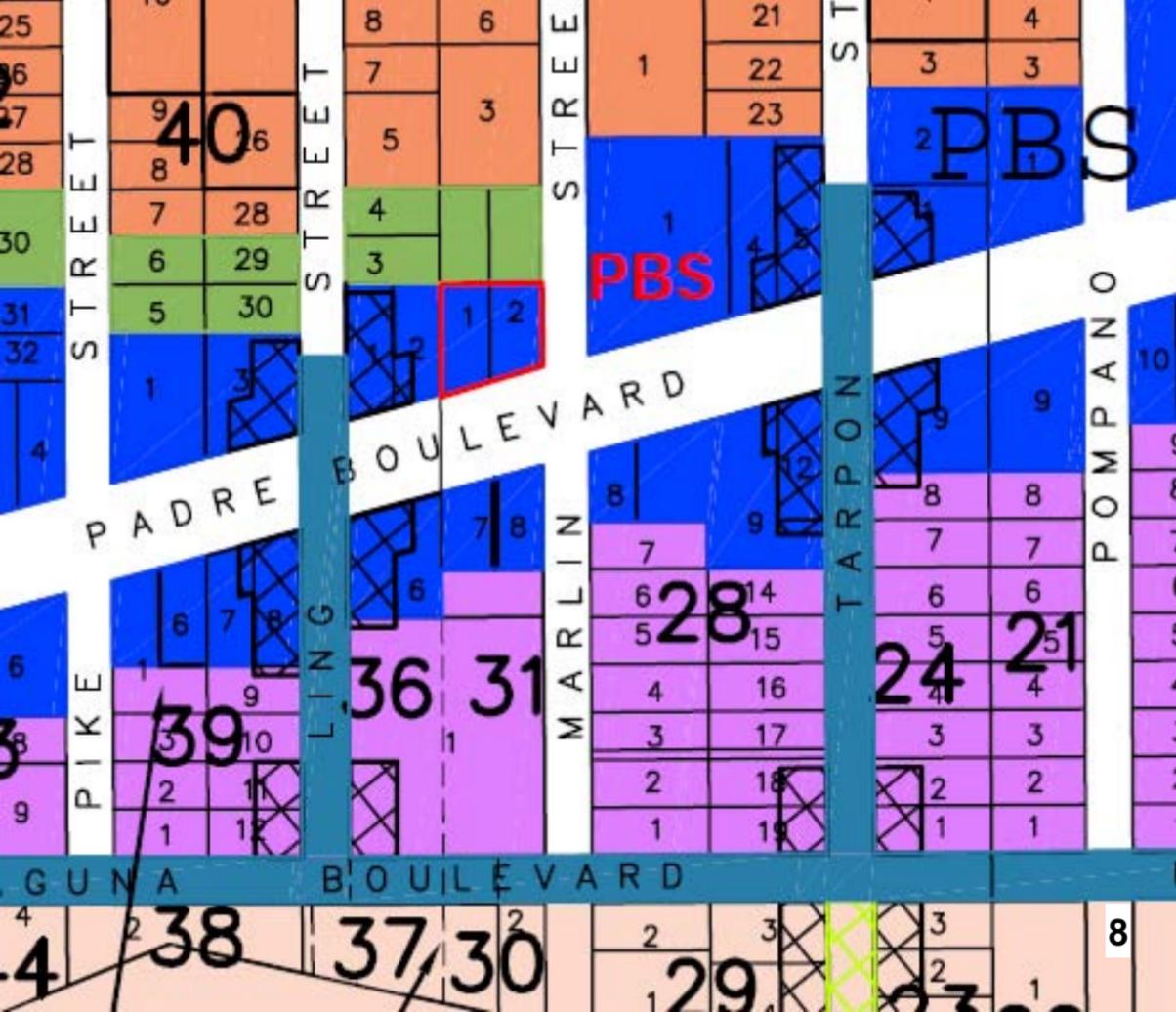


Table 5.1 – Schedule of Uses (Land Use)

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

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

P: Permitted by right

P/C: Permitted with design criteria per Table 5.2

P/A: Permitted accessory use

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

P/SUP: Permitted with a Specific Use Permit

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

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

SE: Special Exception

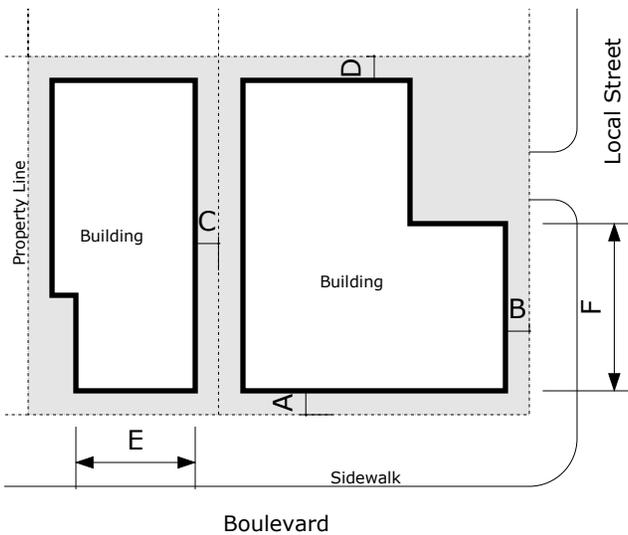
NA: Not applicable

NP: Not permitted

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

6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE

6.6.1 Building Placement



- (i) Build-to-Zone (From property line)
 - Boulevard 10'-75' A
 - Local Street 5' min. B
 - Pedestrian Priority St. 5'-25' B

* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
 - Side 0' min. C
 - Rear 0' min. D
 - Rear toward a Single Family residential lot 10' min. D

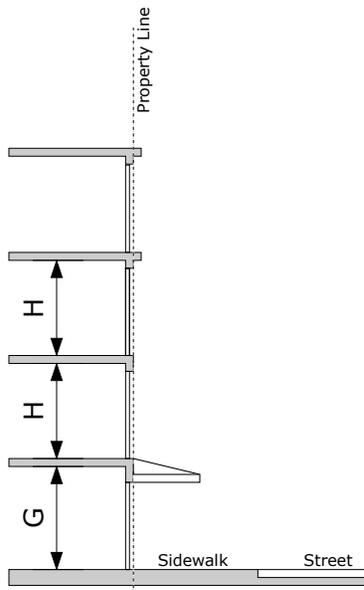
* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
 - Boulevard 25% min. E
 - Local Street None F
 - Pedestrian Priority St. 50% min. F

6.6.3 Parking

- (i) Location Priority
 1. Behind a building;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required; and
 3. Next to a building.
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.
- (iii) Alternative Parking Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

6.6.2 Building Height



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

Sec. 20-24. Specific Use Permits, as follows:

(A) *Purpose and Intent:*

- (1) The City Council of the City of South Padre Island, Texas, after a public hearing and proper notice to all parties affected and after recommendations by the Planning & Zoning Commission may authorize the issuance of Specific Use Permits.
- (2) The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of a Specific Use Permit application.

(B) *Procedure:*

- (1) The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a Specific Use Permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and design characteristics of any building or use proposed.
- (2) The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.
- (3) All Specific Use Permits approved in accordance with the provisions of this ordinance in its original form or as hereafter amended shall be referenced on the Zoning Map.

(C) *Supplementary Regulations for Amusement Redemption Machine Establishments:*

- (1) Prior to formally requesting an Amusement Redemption Machine Establishment Specific Use Permit application the applicant(s) and owners shall secure a criminal background check from the City's Police Department and submit the report as an attachment to the application for the Special Use Permit.
- (2) Applicant's, an applicant's spouse, or an employee convicted of any of the following offenses as described in Chapter 43 of the Texas Penal Code within a period of five years preceding the application, are ineligible to submit a Specific Use Permit. An applicant, an applicant's spouse or an employee has been convicted of a felony as defined in section 1.07 of the Texas Penal Code within a period of five years preceding the application; an applicant, an applicant's spouse or an employee has been convicted any of the gambling offenses as described in Chapter 47 of the Texas Penal Code within a period of five years preceding the application; an applicant, an applicant's spouse or an employee has been convicted any of the following offenses as described in Chapter 21 of the Texas Penal Code within a period of five years preceding the application:
 - (a) Public lewdness;
 - (b) Indecent exposure; or
 - (c) Indecency with a child.
- (3) Amusement Redemption Machine Establishment shall be prohibited within 300 feet of the following: a. church; b. school; or c.. hospital

-
- (4) The sale, distribution and possession of alcoholic beverages are prohibited in an Amusement Redemption Machine Establishment Uses.
 - (5) Persons under 18 prohibited; sign to be displayed.
 - (a) No person under the age of 18 years shall be permitted on the premises of any Amusement Redemption Machine establishment unless accompanied by a parent or adult guardian.
 - (b) Any person holding a Specific Use Permit to operate an Amusement Redemption Machine permit shall prominently display on the premises a sign reading as follows:

"PLAY BY MINORS UNDER EIGHTEEN YEARS OF AGE NOT ALLOWED UNLESS ACCOMPANIED BY PARENT OR ADULT GUARDIAN."
 - (6) A person who operates Amusement Redemption Machine establishment commits an offense if he knowingly permits a person under 18 years of age to enter or remain on the premises unless accompanied by a parent or adult guardian.
 - (7) Doors to access the Amusement Redemption Machine Establishment shall be limited to the front of the building.
 - (8) The City Council shall establish a fee required to capture the cost of administering the Specific Use Permit.
 - (9) No Specific Use Permits shall be issued to operate Amusement Redemption Machine Establishments in the "A", "E", "B" and "B-2" Zoning District. Specific Use Permits may be granted for Amusement Redemption Machine Establishments in "C", "C-2" "D", "D-1" and "D-2".



Marta Martinez <mmartinez@myspi.org>

Jack Surojon Notice of "Specific Use Request"

1 message

Andy Vissers <andy.vissers@gmail.com>

Thu, Dec 8, 2022 at 2:52 PM

To: Marta Martinez <mmartinez@myspi.org>

Cc: Jackie Boyer <jackieboyer44@gmail.com>, Regina Reyna <rginareyna@gmail.com>, Mario Gonzalez <avidmario@hotmail.com>

Good afternoon Marta...

Please forward my comments to the Planning Department, per the November 30, 2022 Notice of "Specific Use Request" letter.

After reviewing the latest proposal for a "Turbo Drop Tower", I am opposed to this Specific Use Request Permit.

We have a condo in the Las Palmas complex at 103 E. Marlin. We can already hear the screams from the sling shot and the swing at gravity park in our condo with the doors closed. The noise and activity associated with the existing "amusement park" entertainment district should not be permitted to expand across Padre Blvd.

The anticipated height, lighting and noise make this proposal inappropriate for the site and not in harmony with the neighboring condominiums.

Thank you for your consideration,

Andy Vissers

President, Las Palmas Homeowners Association.



**CITY OF SOUTH PADRE ISLAND
ZONING APPLICATION**

- \$1,000 Rezoning \$1,000 Planned Development District (PDD)
 \$250 Specific Use Permit (Sec. 20-24)

SUBJECT PROPERTY: Lot(s) 1 & 2
Block(s) 32
Section(s) / Subdivision PADRE BEACH SECT. III
Intended Use of Property: _____
Zoning District(s): 'PBS'

PROPERTY OWNER: JACKI SUROJON

OWNER MAILING ADDRESS: P.O.B 2613

CITY, STATE, ZIP: SPI TEXAS 78597

PHONE NUMBER: (956) 204-0707

FAX NUMBER: (____) _____

EMAIL: 18 JACKI@GMAIL.COM

An authorization letter from the Property Owner will be required, if applicant is not the property owner.

APPLICANT (if different from Owner): Eladio Cuellar

APPLICANT MAILING ADDRESS: 30 PROVIDENCIA CRT "STE 5c"

CITY, STATE, ZIP: Brownsville Tx. 78521

PHONE NUMBER: (956) 521-2578

FAX NUMBER: (____) _____

EMAIL: Ecuellardesigns@yahoo.com

Include with this application:

- 1) Application fee
- 2) 10 copies of supporting document(s)
- 3) Stamped/sealed & dated survey
- 4) Proposed uses
- 5) Additional Information (operating the time, functions, any expected impacts)
- 6) Location of any building proposed
- 7) Design (floor and section plan) of any building proposed (if available)
- 8) Digital copy of entire packet

[Signature]
Signature of Applicant

11-10-22
Date

12:46

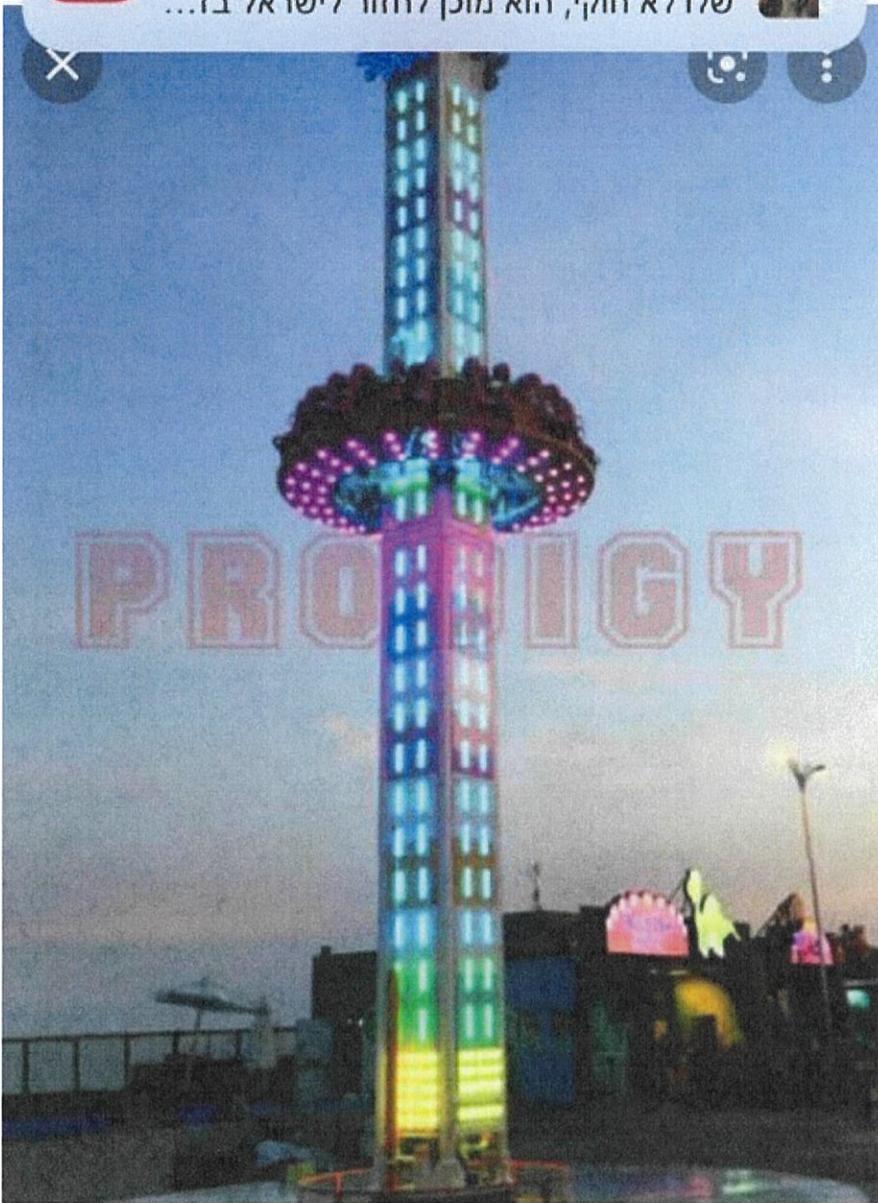
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פרשת סוכן הדוגמניות

now

פרקליטו ההולנדי של שי אביטל: "המעצר
שלו לא חוקי, הוא מוכן לחזור לישראל בז...



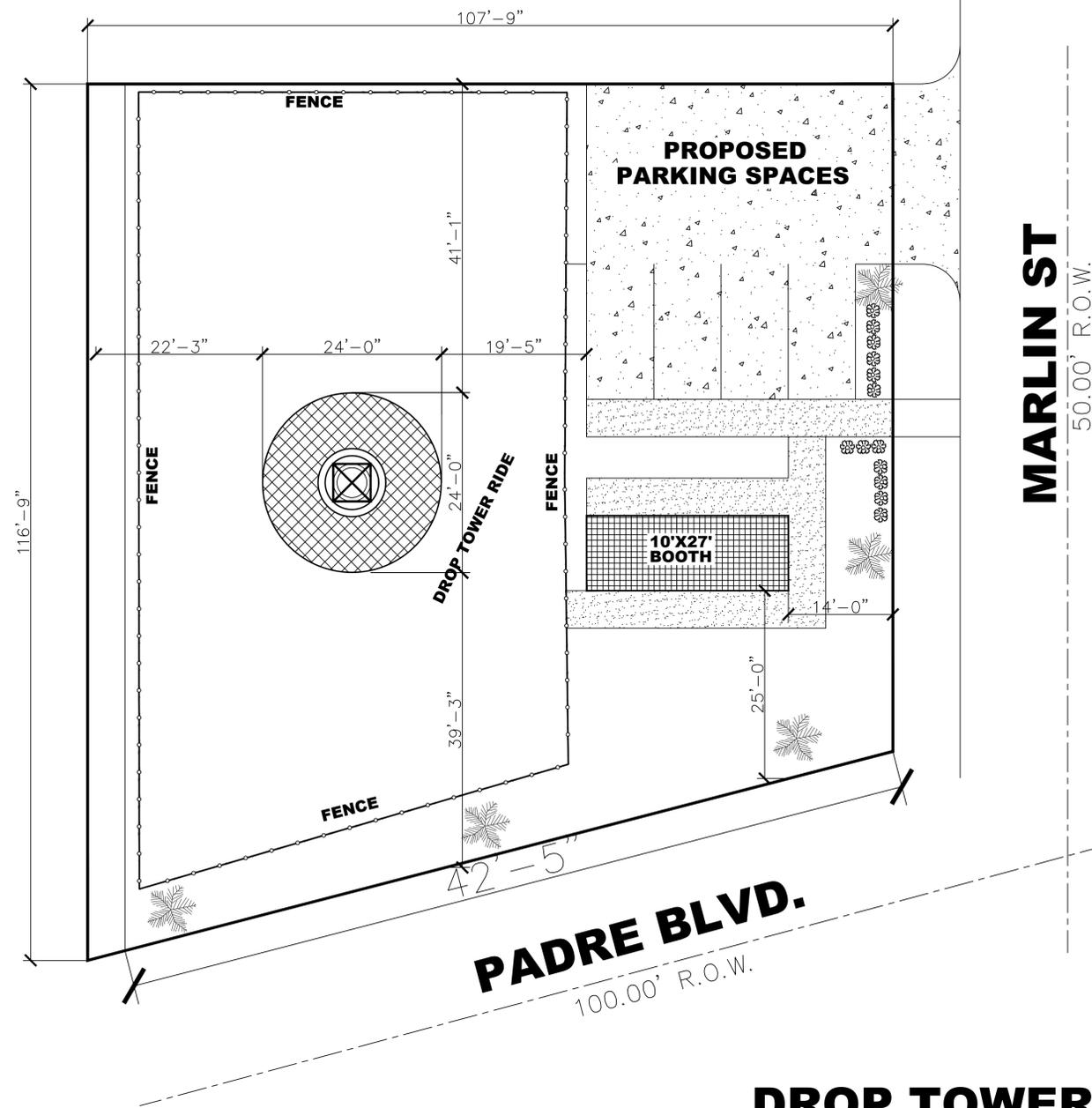
Pinterest

Visit

Turbo Drop Tower | Roller coaster,
Amusement park, Theme park

Images may be subject to copyright. [Learn More](#)





DROP TOWER RIDE

PARKING SPACES CALCULATIONS

ESTABLISHMENT SIDE LAND AREA	OUTDOOR AMUSEMENT
A. 1 PARKING SPACE FOR EVERY 300 S.F. OF BUILDING AREA	270.00 S.F.
PARKING SPACES REQ'D	1 SPACES
PARKING SPACES AVAILABLE	4 SPACES

SITE PLAN

SCALE = 1" = 10'

SHEET NO.
1

OF **2**

DATE:
SEP 20 2022

DRW. BY:
ELADIO CUELLAR JR.

REV. BY:

EC DESIGNS



ELADIO CUELLAR JR.
30 E. PROVIDENCIA CT STE. 5C
BROWNSVILLE, TX 77826
Ecuellardesigns@yahoo.com
(956) 521-2578

NEW OUTDOOR AMUSEMENT FOR:
JACKI
2300 PADRE BLVD
SOUTH PADRE, TEXAS

SHEET TITLE
SITE PLAN

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

MEETING DATE: December 14, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding a request by Jacki Surojon, property owner from Table 5.1 - Schedule of Uses (Land Use) of the Padre Boulevard and Entertainment District - Form Based Code and Section 20-24 specific use permit of the City's Code of Ordinances for the proposed use of Outdoor amusement or theme park establishment to be located at 2300 Padre Blvd. (Lots 1 & 2 Block 32, Padre Beach Subdivision, Section III

ITEM BACKGROUND

Staff has received an application request for a specific use permit by Jacki Surojon for the propose use of outdoor amusement or theme park establishment to allow the installation of a Drop Tower ride. The subject property is located on the corner of east Padre Boulevard and Marlin Street, and is zoned "PBS" Padre Boulevard South Character Zone.

The Commission has the following options:

1. To table
2. To recommend approval (with or without conditions)
3. To recommend denial

Staff has received one (1) email against the proposed request.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

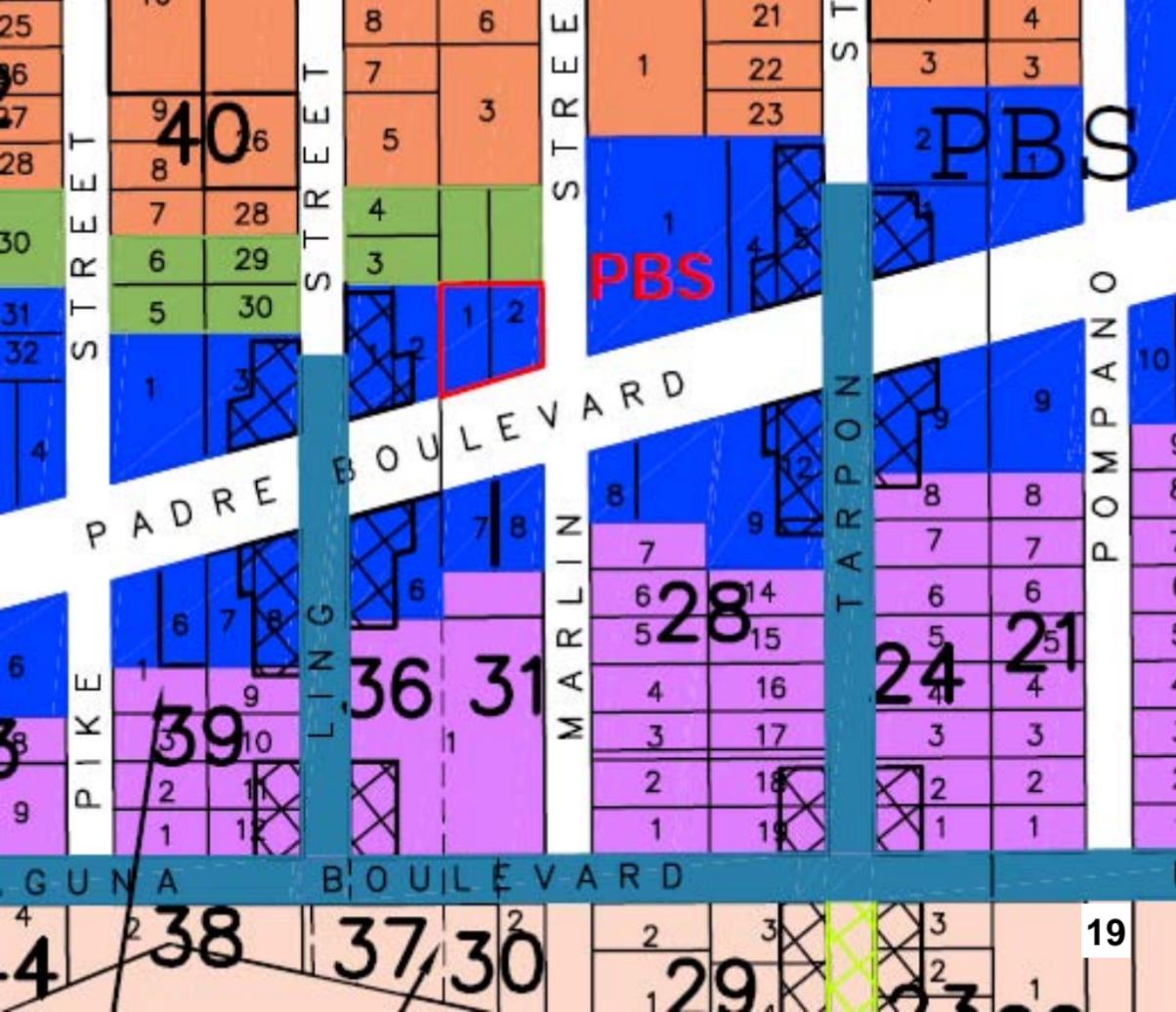
N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



40

PBS

PBS

PADRE BOULEVARD

36 31

28

24 21

38

37, 30

29

19

Table 5.1 – Schedule of Uses (Land Use)

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

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

P: Permitted by right

P/C: Permitted with design criteria per Table 5.2

P/A: Permitted accessory use

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

P/SUP: Permitted with a Specific Use Permit

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

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

SE: Special Exception

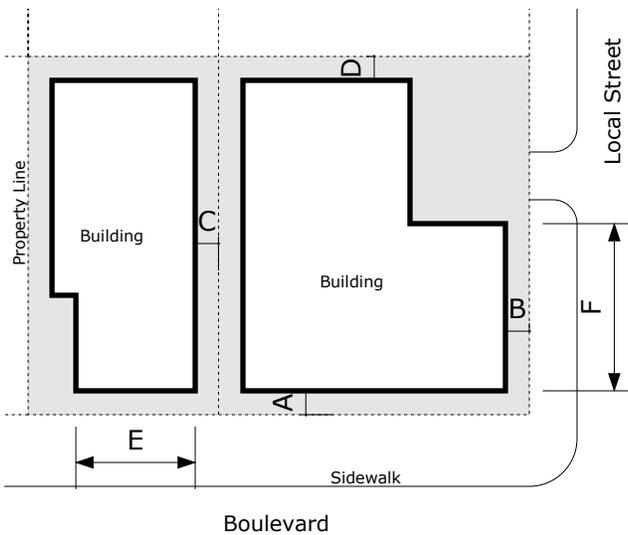
NA: Not applicable

NP: Not permitted

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

6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE

6.6.1 Building Placement



- (i) Build-to-Zone (From property line)
 - Boulevard 10'-75' A
 - Local Street 5' min. B
 - Pedestrian Priority St. 5'-25' B

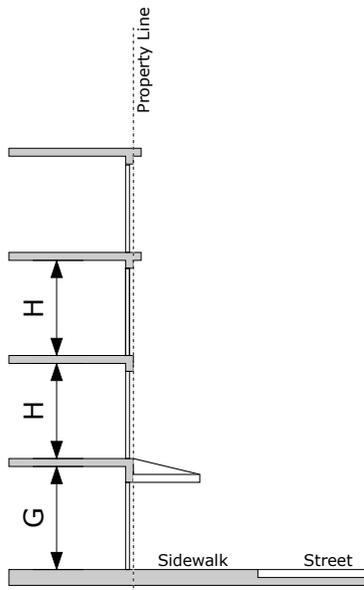
* Arcades and colonnades are allowed within the BTZ with a minimum of 6' in depth and 12' interior clearance height.
- (ii) Setback
 - Side 0' min. C
 - Rear 0' min. D
 - Rear toward a Single Family residential lot 10' min. D

* A private fence (masonry or opaque vegetative) of a 6' height shall be required when abutting a single family residential lot.
- (iii) Building Frontage
 - Boulevard 25% min. E
 - Local Street None F
 - Pedestrian Priority St. 50% min. F

6.6.3 Parking

- (i) Location Priority
 1. Behind a building;
 2. Shared parking lot or parking building
 - Within 1,200 feet from the lot with the principal building.
 - The approval by the City Manager or designee required;
 - Shared parking agreement is required; and
 3. Next to a building.
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/300 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking floors.
 7. All parking/service areas shall be defined from the street by a 4' high screen (either the same building material with the principal structure or masonry or a vegetation) within the property line.

6.6.2 Building Height



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

- (iii) Alternative Pakring Measures

All development shall either meet the requirement for the number of parking or shall pay an equivalent fee-in-lieu as established by the City Council.
- (iv) Service Access
 1. Service access should not be located on a Pedestrian Priority Street or on Padre Blvd.
 2. Porte cocheres may be permitted.
 3. Shared driveway and cross access easements shall be required between lots to minimize curb cuts.

Sec. 20-24. Specific Use Permits, as follows:

(A) *Purpose and Intent:*

- (1) The City Council of the City of South Padre Island, Texas, after a public hearing and proper notice to all parties affected and after recommendations by the Planning & Zoning Commission may authorize the issuance of Specific Use Permits.
- (2) The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of a Specific Use Permit application.

(B) *Procedure:*

- (1) The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a Specific Use Permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and design characteristics of any building or use proposed.
- (2) The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.
- (3) All Specific Use Permits approved in accordance with the provisions of this ordinance in its original form or as hereafter amended shall be referenced on the Zoning Map.

(C) *Supplementary Regulations for Amusement Redemption Machine Establishments:*

- (1) Prior to formally requesting an Amusement Redemption Machine Establishment Specific Use Permit application the applicant(s) and owners shall secure a criminal background check from the City's Police Department and submit the report as an attachment to the application for the Special Use Permit.
- (2) Applicant's, an applicant's spouse, or an employee convicted of any of the following offenses as described in Chapter 43 of the Texas Penal Code within a period of five years preceding the application, are ineligible to submit a Specific Use Permit. An applicant, an applicant's spouse or an employee has been convicted of a felony as defined in section 1.07 of the Texas Penal Code within a period of five years preceding the application; an applicant, an applicant's spouse or an employee has been convicted any of the gambling offenses as described in Chapter 47 of the Texas Penal Code within a period of five years preceding the application; an applicant, an applicant's spouse or an employee has been convicted any of the following offenses as described in Chapter 21 of the Texas Penal Code within a period of five years preceding the application:
 - (a) Public lewdness;
 - (b) Indecent exposure; or
 - (c) Indecency with a child.
- (3) Amusement Redemption Machine Establishment shall be prohibited within 300 feet of the following: a. church; b. school; or c.. hospital

-
- (4) The sale, distribution and possession of alcoholic beverages are prohibited in an Amusement Redemption Machine Establishment Uses.
 - (5) Persons under 18 prohibited; sign to be displayed.
 - (a) No person under the age of 18 years shall be permitted on the premises of any Amusement Redemption Machine establishment unless accompanied by a parent or adult guardian.
 - (b) Any person holding a Specific Use Permit to operate an Amusement Redemption Machine permit shall prominently display on the premises a sign reading as follows:

"PLAY BY MINORS UNDER EIGHTEEN YEARS OF AGE NOT ALLOWED UNLESS ACCOMPANIED BY PARENT OR ADULT GUARDIAN."
 - (6) A person who operates Amusement Redemption Machine establishment commits an offense if he knowingly permits a person under 18 years of age to enter or remain on the premises unless accompanied by a parent or adult guardian.
 - (7) Doors to access the Amusement Redemption Machine Establishment shall be limited to the front of the building.
 - (8) The City Council shall establish a fee required to capture the cost of administering the Specific Use Permit.
 - (9) No Specific Use Permits shall be issued to operate Amusement Redemption Machine Establishments in the "A", "E", "B" and "B-2" Zoning District. Specific Use Permits may be granted for Amusement Redemption Machine Establishments in "C", "C-2" "D", "D-1" and "D-2".



Marta Martinez <mmartinez@myspi.org>

Jack Surojon Notice of "Specific Use Request"

1 message

Andy Vissers <andy.vissers@gmail.com>

Thu, Dec 8, 2022 at 2:52 PM

To: Marta Martinez <mmartinez@myspi.org>

Cc: Jackie Boyer <jackieboyer44@gmail.com>, Regina Reyna <rginareyna@gmail.com>, Mario Gonzalez <avidmario@hotmail.com>

Good afternoon Marta...

Please forward my comments to the Planning Department, per the November 30, 2022 Notice of "Specific Use Request" letter.

After reviewing the latest proposal for a "Turbo Drop Tower", I am opposed to this Specific Use Request Permit.

We have a condo in the Las Palmas complex at 103 E. Marlin. We can already hear the screams from the sling shot and the swing at gravity park in our condo with the doors closed. The noise and activity associated with the existing "amusement park" entertainment district should not be permitted to expand across Padre Blvd.

The anticipated height, lighting and noise make this proposal inappropriate for the site and not in harmony with the neighboring condominiums.

Thank you for your consideration,

Andy Vissers

President, Las Palmas Homeowners Association.



**CITY OF SOUTH PADRE ISLAND
ZONING APPLICATION**

- \$1,000 Rezoning \$1,000 Planned Development District (PDD)
 \$250 Specific Use Permit (Sec. 20-24)

SUBJECT PROPERTY: Lot(s) 1 & 2
Block(s) 32
Section(s) / Subdivision PADRE BEACH SECT. III
Intended Use of Property: _____
Zoning District(s): 'PBS'

PROPERTY OWNER: JACKI SUROJON

OWNER MAILING ADDRESS: P.O.B 2613

CITY, STATE, ZIP: SPI TEXAS 78597

PHONE NUMBER: (956) 204-0707

FAX NUMBER: () _____

EMAIL: 18 JACKI@GMAIL.COM

An authorization letter from the Property Owner will be required, if applicant is not the property owner.

APPLICANT (if different from Owner): Eladio Cuellar

APPLICANT MAILING ADDRESS: 30 PROVIDENCIA CRT "STE 5C"

CITY, STATE, ZIP: Brownsville Tx. 78521

PHONE NUMBER: (956) 521-2578

FAX NUMBER: () _____

EMAIL: Ecuellardesigns@yahoo.com

Include with this application:

- 1) Application fee
- 2) 10 copies of supporting document(s)
- 3) Stamped/sealed & dated survey
- 4) Proposed uses
- 5) Additional Information (operating the time, functions, any expected impacts)
- 6) Location of any building proposed
- 7) Design (floor and section plan) of any building proposed (if available)
- 8) Digital copy of entire packet


Signature of Applicant

11-10-22
Date

12:46

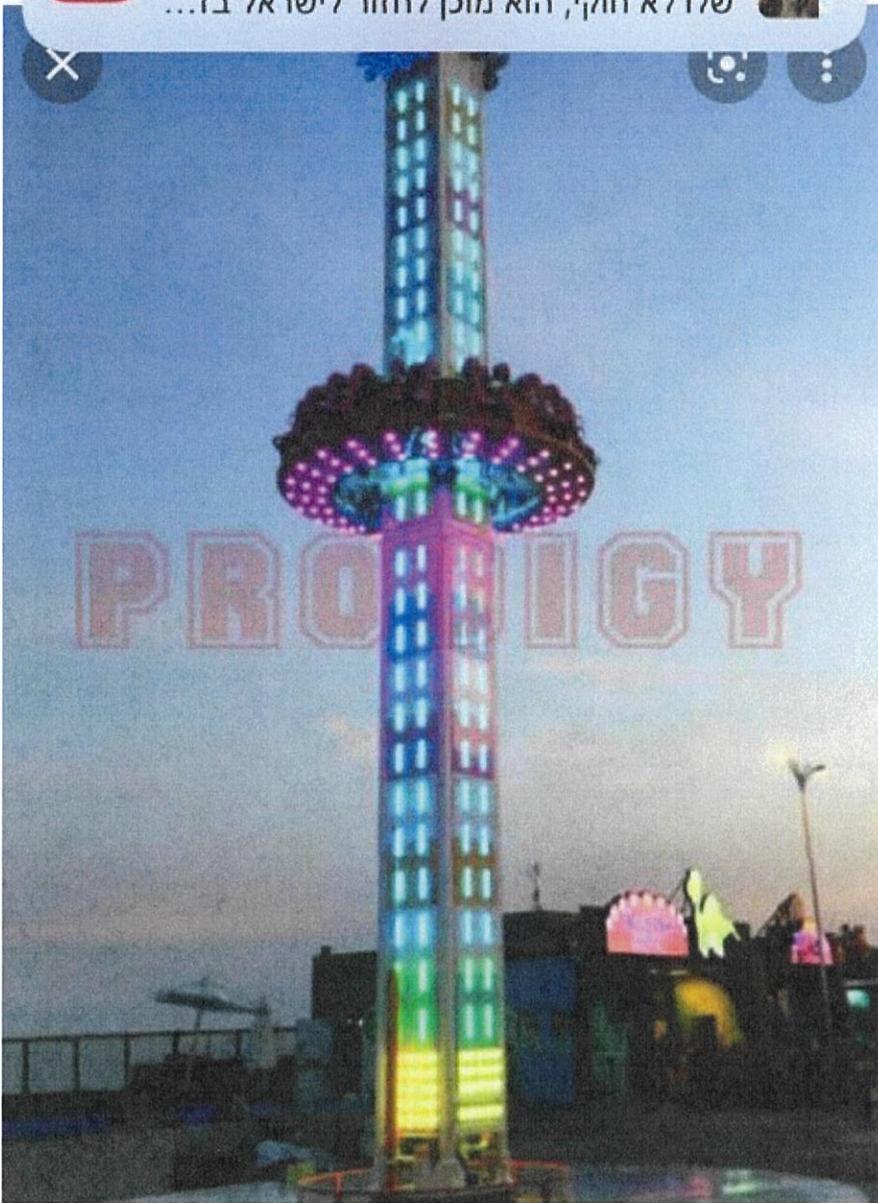
4G



פרשת סוכן הדוגמניות

now

פרקליטו ההולנדי של שי אביטל: "המעצר
שלו לא חוקי, הוא מוכן לחזור לישראל בז...



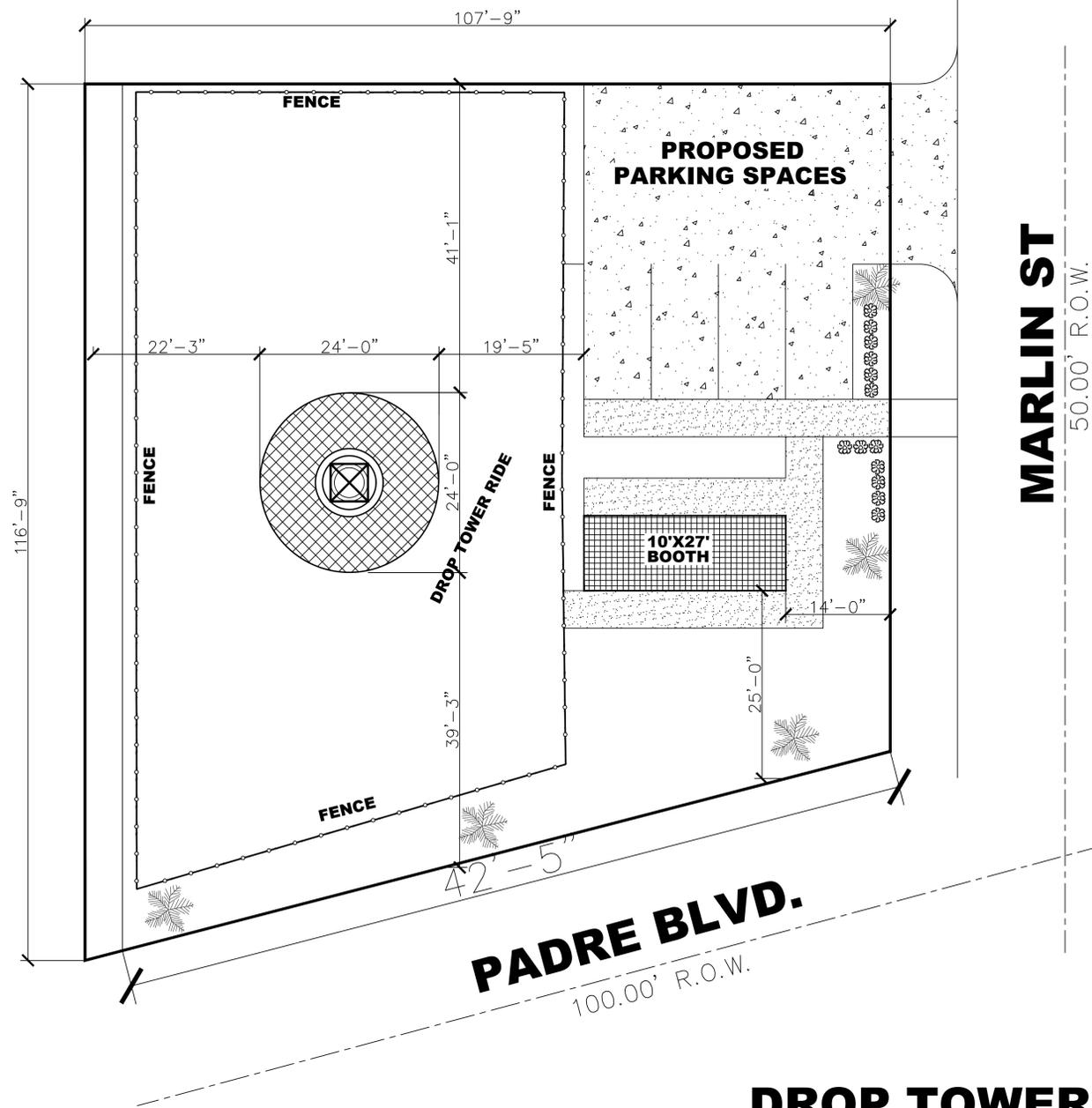
Pinterest

Visit

Turbo Drop Tower | Roller coaster,
Amusement park, Theme park

Images may be subject to copyright. [Learn More](#)





DROP TOWER RIDE

PARKING SPACES CALCULATIONS

ESTABLISHMENT SIDE LAND AREA	OUTDOOR AMUSEMENT
A. 1 PARKING SPACE FOR EVERY 300 S.F. OF BUILDING AREA	270.00 S.F.
PARKING SPACES REQ'D	1 SPACES
PARKING SPACES AVAILABLE	4 SPACES

SITE PLAN

SCALE = 1" = 10'

SHEET NO.
1

OF **2**

DATE:
SEP 20 2022

DRW. BY:
ELADIO CUELLAR JR.
REV. BY:

EC DESIGNS
RESIDENTIAL & COMMERCIAL DESIGNS
ELADIO CUELLAR JR.
30 E. PROVIDENCIA CT STE. 5C
BROWNSVILLE, TX 77826
Ecuellardesigns@yahoo.com
(956) 521-2578

NEW OUTDOOR AMUSEMENT FOR:
JACKI
2300 PADRE BLVD
SOUTH PADRE, TEXAS

SHEET TITLE
SITE PLAN

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

MEETING DATE: December 14, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lots 10 & 11, Block 18, The Shores Subdivision, Marina Village Ph, Section 2" to create one large lot: "Lot 10A".

ITEM BACKGROUND

Kite One, LLC, (Manager: Kevin S Chadwick) property owners of subject lot, request to replat Lots 10 & 11, Block 18, The Shores Subdivision, Marina Village Ph, Section 2 to create one large lot: "Lot 10A, Block 18, The Shores Subdivision, Marina Village Ph, Section 2". The subject lots are located on the south side of Shore Drive, and are zoned District "R-2" Low-rise Multiple Family Dwellings, Apartments, Condominium, Townhouse District in The Shores Planned Development District. The proposed lots meet the PDD 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

PADRE BOULEVARD

BLOCK 8 10 9 8 7 6 4 3 2 1 BLOCK 7 7 6 5 4 3 2 1

BLOCK 13 4 3 2 1 5 6 7 10 11

6 7 8 BLOCK 12 4 3 2 1 BLOCK 11 4 3 2 1

BLOCK 14 5 4 3 2 1 6 7 8 BLOCK 10 6 5 4 3 2 1

14 7 11A 10 9 8 7 6 5 4 3 2 1 BLOCK 17 LOT 1

04-09

8 7 6 5 4 3 2 1 15 14 13 12 11 10 9 32 31 30 29 28 27 26 25 24

BLOCK 20 24 23 22 21 20 19 18 17 23 22 21 20 19 18 17 16 15

15A 14 13 12 11 10 9 8 7 6 5

BLOCK 18 BLOCK 19 13 12 11 10 9 8 7 6 5

ISLAND BAPTIST CHURCH SUBDIVISION

2.4 **The Shores Subdivision Zoning Plan**

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

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

2.4.2 **Zoning Districts**

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

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

Refer to Exhibit in Next Page

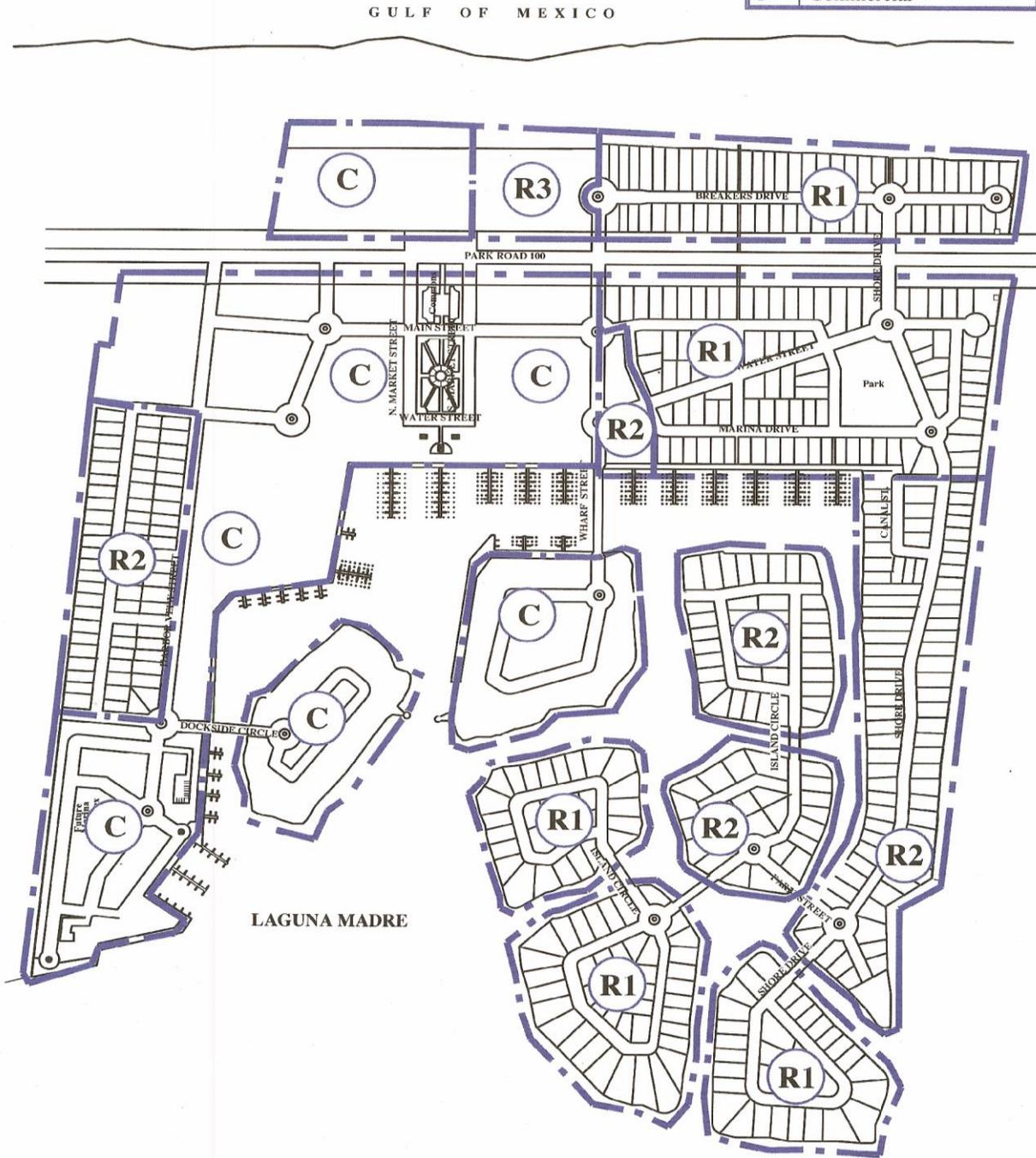
2.4.3 **Lot Types**

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

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

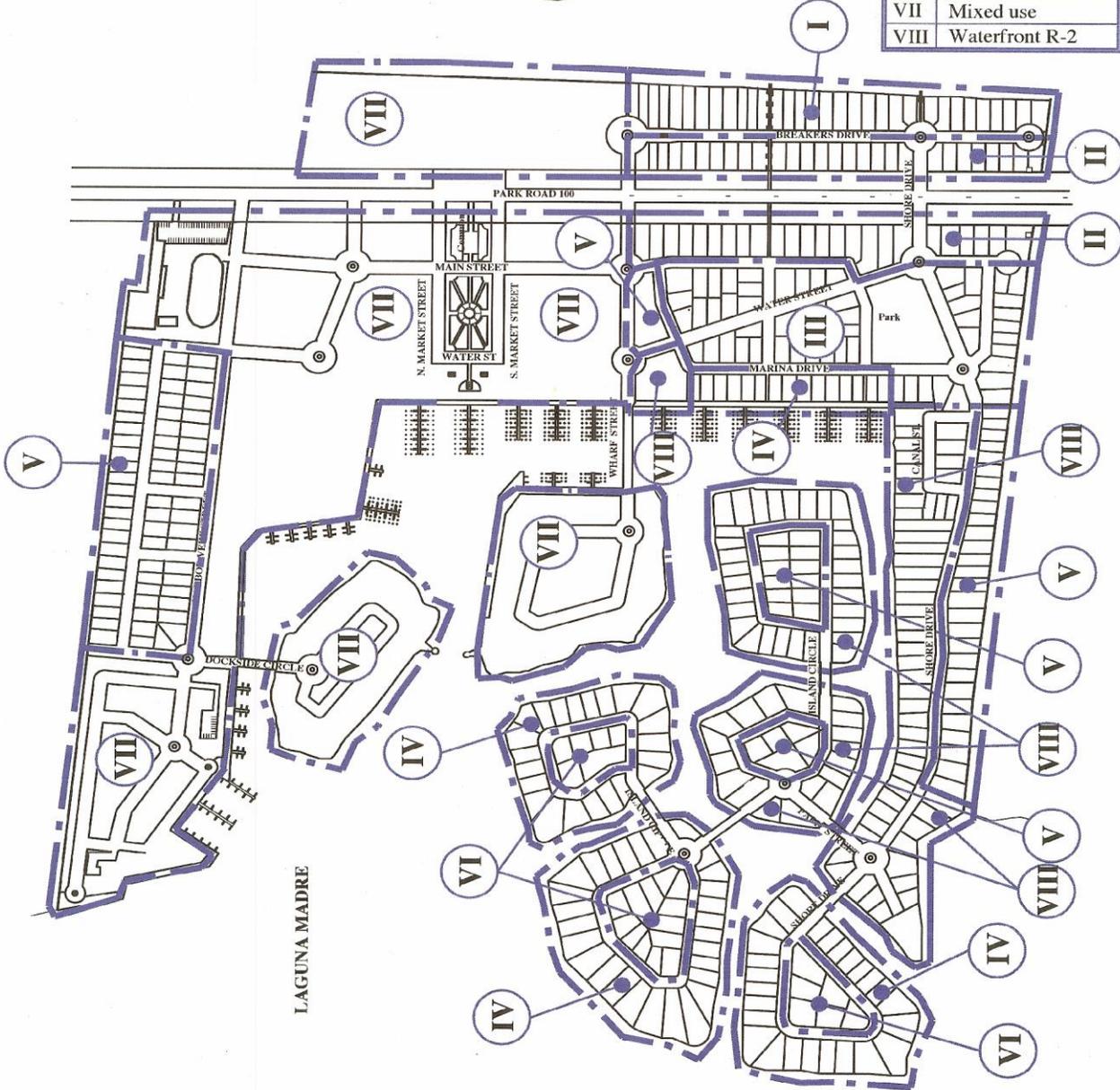
Refer to Exhibit in Next Page

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



GULF
OF
MEXICO

LOT TYPE LEGEND	
I	Beachfront
II	Second tier
III	Standard interior
IV	Waterfront
V	Interior R-2
VI	Island interior
VII	Mixed use
VIII	Waterfront R-2



METES AND BOUNDS DESCRIPTION

BEING A 0.258 ACRE (11,218 SQ. FT.) OF LAND, BEING ALL OF LOTS NUMBERED TEN (10) AND ELEVEN (11), BLOCK NUMBER EIGHTEEN (18), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.258 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SHORE DRIVE (48 FT. PRIVATE R.O.W. AND PUBLIC UTILITY EASEMENT), FOR THE NORTHWEST CORNER OF THIS TRACT;

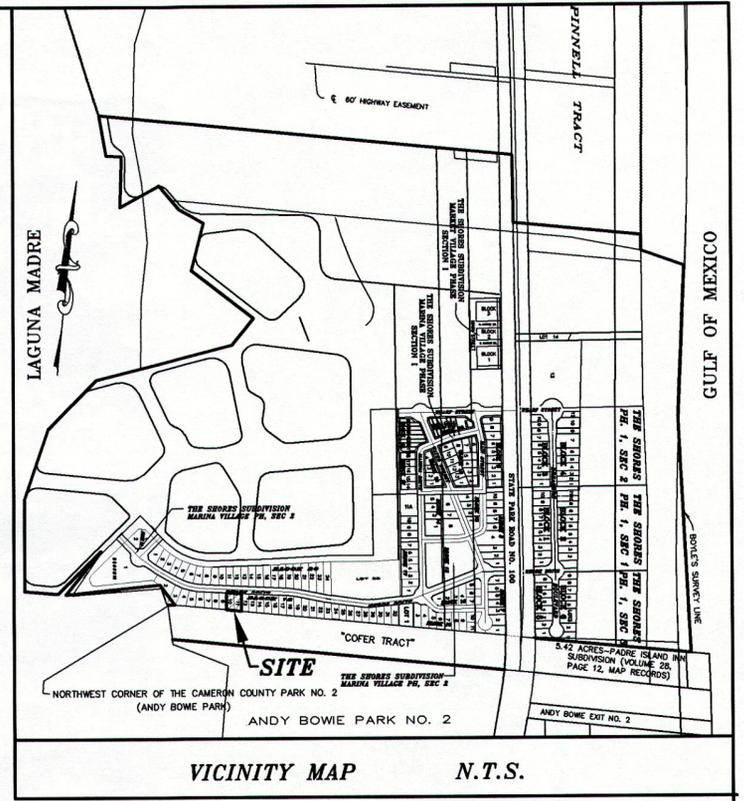
THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SHORE DRIVE, BEING THE NORTH BOUNDARY LINE OF SAID LOT 10 AND LOT 11, NORTH 86 DEG. 32 MIN. 58 SEC. EAST, A DISTANCE OF 100.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY OF SAID SHORE DRIVE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 11, SOUTH 06 DEG. 47 MIN. 04 SEC. EAST, AT A DISTANCE OF 2.00 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 112.70 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE SOUTHEAST CORNER OF SAID LOT 11, FOR THE SOUTHEAST CORNER OF THIS TRACT;

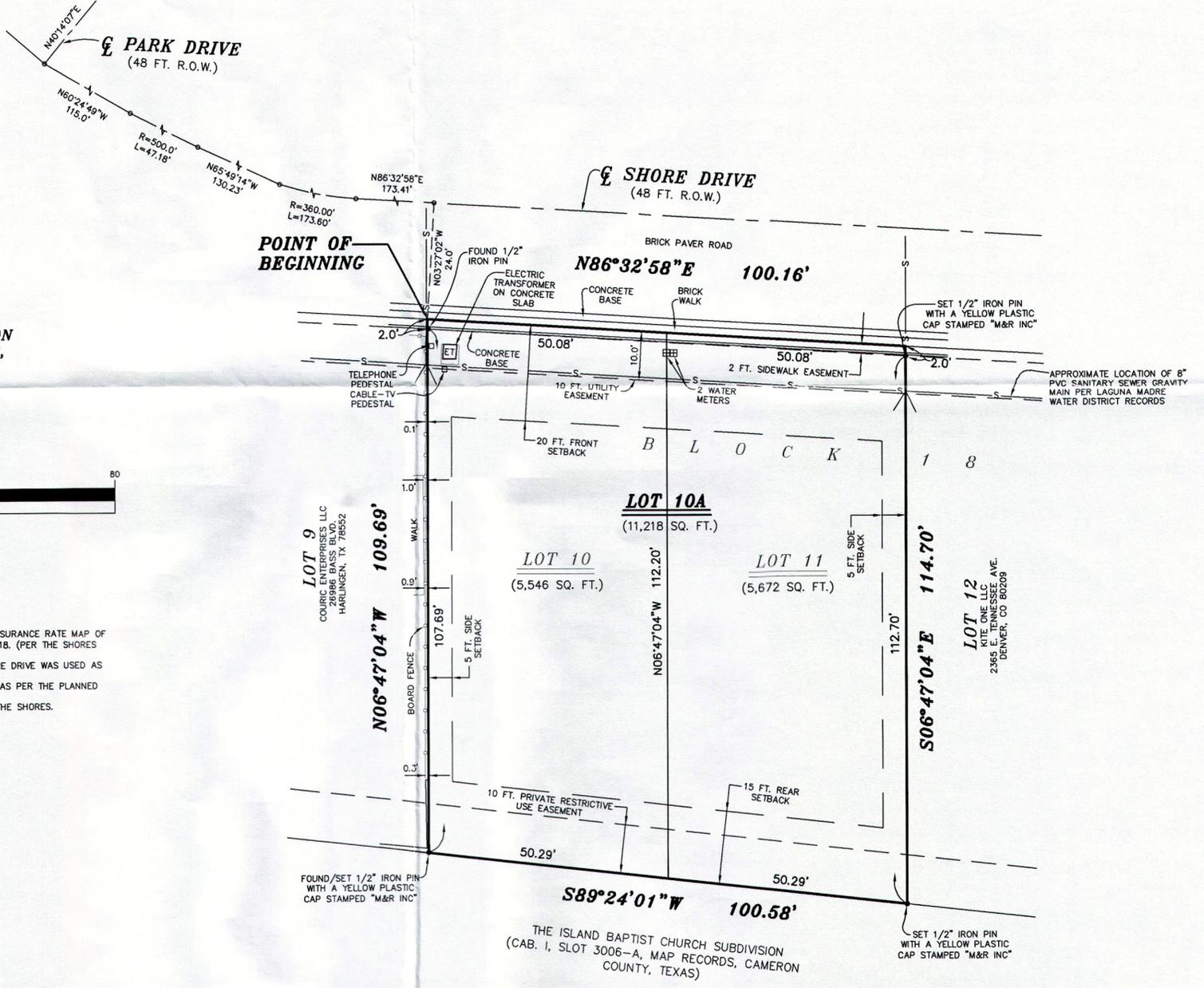
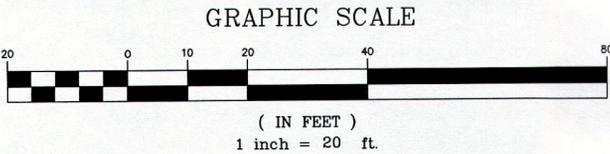
THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 10 AND LOT 11, SOUTH 89 DEG. 24 MIN. 01 SEC. WEST, A DISTANCE OF 100.58 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 10, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 10, NORTH 06 DEG. 47 MIN 04 SEC. WEST, AT A DISTANCE OF 107.69 FEET TO A ONE HALF INCH IRON PIN FOUND, A TOTAL DISTANCE OF 109.69 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.258 ACRE OF LAND, MORE OR LESS.



MERIDIAN OF THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2



- NOTES:**
1. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0370 F, EFFECTIVE FEBRUARY 16, 2018. (PER THE SHORES PDD THE FINISH FLOOR SHOULD BE ELEV. 9)
 2. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SHORE DRIVE WAS USED AS THE BASIS OF BEARING.
 3. THESE TRACTS ARE ZONED "R-2", MULTI-FAMILY RESIDENTIAL USE ONLY AS PER THE PLANNED DEVELOPMENT DISTRICT OF THE SHORES.
 4. SETBACKS PER THE PLANNED DEVELOPMENT DISTRICT (SHORES PDD) OF THE SHORES.

**PRELIMINARY PLAT OF
"LOT 10A, BLOCK 18, THE SHORES SUBDIVISION,
MARINA VILLAGE PHASE, SECTION 2"**

BEING A REPLAT OF
LOTS NUMBERED TEN (10) AND ELEVEN (11), BLOCK NUMBER EIGHTEEN (18), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"=20'
SURVEYED FOR:

KITE ONE LLC

OWNER:
KITE ONE LLC
2365 E. TENNESSEE AVE.
DENVER, CO 80209-4600

The undersigned hereby certifies that the survey described hereon was made on the ground on NOVEMBER 21, 2022; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

Mejia & Rose, Incorporated

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

G.F. NO. N/A JOB NO. 22014
KEILA POSADA

METES AND BOUNDS DESCRIPTION

BEING A 0.258 ACRE (11,218 SQ. FT.) OF LAND, BEING ALL OF LOTS NUMBERED TEN (10) AND ELEVEN (11), BLOCK NUMBER EIGHTEEN (18), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.258 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SHORE DRIVE (48 FT. PRIVATE R.O.W. AND PUBLIC UTILITY EASEMENT), FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SHORE DRIVE, BEING THE NORTH BOUNDARY LINE OF SAID LOT 10 AND LOT 11, NORTH 86 DEG. 32 MIN. 58 SEC. EAST, A DISTANCE OF 100.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY OF SAID SHORE DRIVE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 11, SOUTH 06 DEG. 47 MIN. 04 SEC. EAST, AT A DISTANCE OF 2.00 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 112.70 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE SOUTHEAST CORNER OF SAID LOT 11, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 10 AND LOT 11, SOUTH 89 DEG. 24 MIN. 01 SEC. WEST, A DISTANCE OF 109.58 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 10, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 10, NORTH 06 DEG. 47 MIN 04 SEC. WEST, AT A DISTANCE OF 107.69 FEET TO A ONE HALF INCH IRON PIN FOUND, A TOTAL DISTANCE OF 109.69 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.258 ACRE OF LAND, MORE OR LESS.

NOTES:

1. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8) PER THE F.L.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 48015, PANEL NO. 0370 F, EFFECTIVE FEBRUARY 16, 2018. (PER THE SHORES POB THE FINISH FLOOR SHOULD BE ELEV. 9)
2. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SHORE DRIVE WAS USED AS THE BASIS OF BEARING.
3. THESE TRACTS ARE ZONED "R-2", MULTI-FAMILY RESIDENTIAL USE ONLY AS PER THE PLANNED DEVELOPMENT DISTRICT OF THE SHORES.
4. SETBACKS PER THE PLANNED DEVELOPMENT DISTRICT (SHORES POB) OF THE SHORES.

SURVEYOR'S CERTIFICATION:

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

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

**STATE OF TEXAS
COUNTY OF CAMERON**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOTS 10 AND 11, BLOCK 18, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2", 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
DATE _____

**STATE OF TEXAS
COUNTY OF CAMERON**

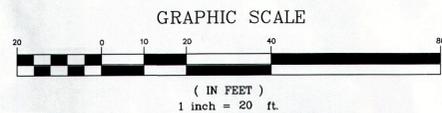
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 20____

PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR
CHAIR

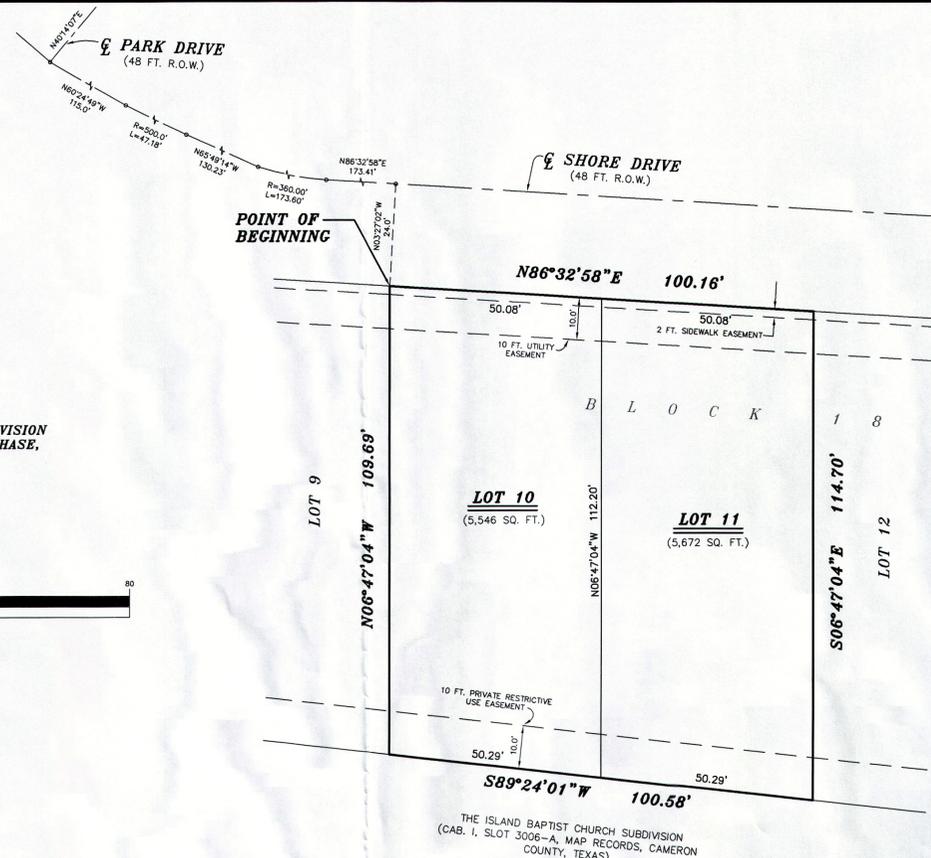
**STATE OF TEXAS
COUNTY OF CAMERON**

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 _____, 202_ AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

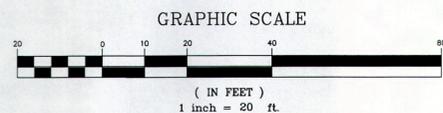
BY: _____ DEPUTY



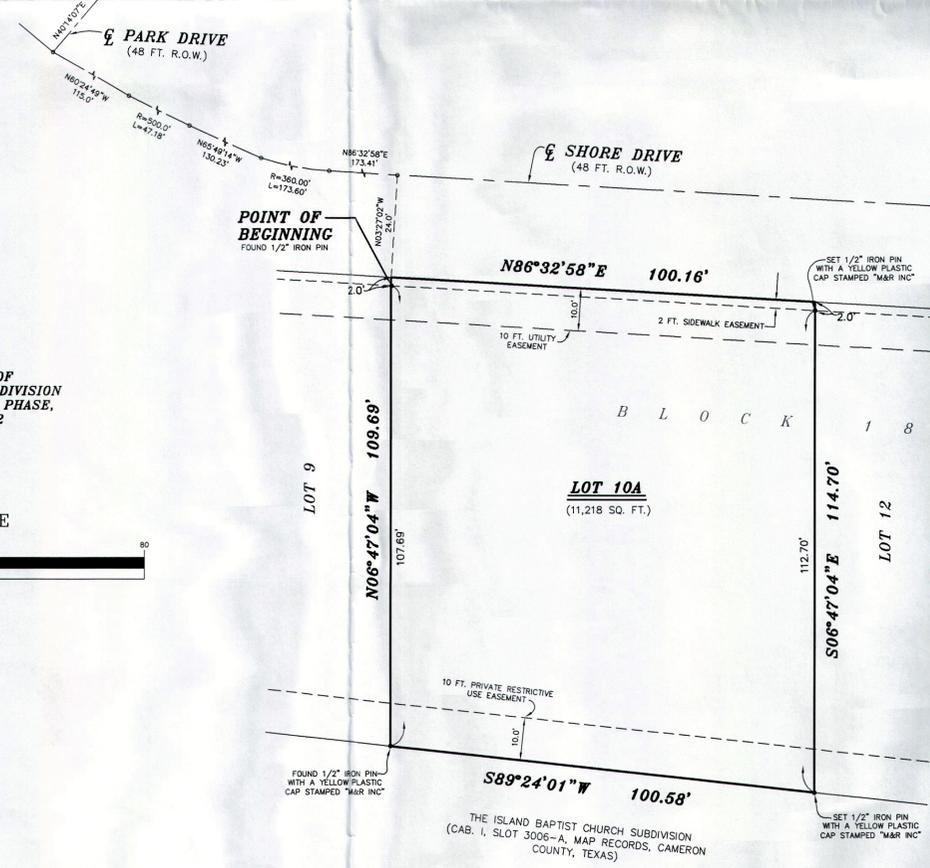
MERIDIAN OF THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2



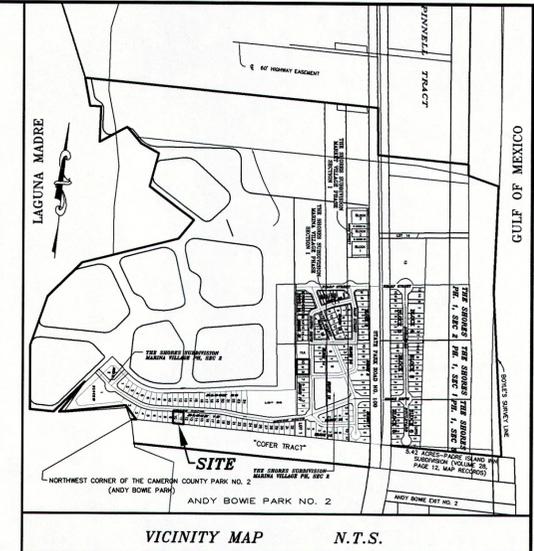
PROPERTY PRIOR TO REPLAT



MERIDIAN OF THE SHORES SUBDIVISION MARINA VILLAGE PHASE, SECTION 2



REPLAT



**STATE OF COLORADO
COUNTY OF ARAPAHOE**

I, THE UNDERSIGNED, KEVIN S. CHADWICK, MANAGER OF KITE ONE, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 10A, BLOCK 18, 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 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.

KEVIN S. CHADWICK, MANAGER OF KITE ONE, LLC. DATE _____

**STATE OF COLORADO
COUNTY OF ARAPAHOE**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KEVIN S. CHADWICK 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
"LOT 10A, BLOCK 18, THE SHORES SUBDIVISION,
MARINA VILLAGE PHASE, SECTION 2"**

BEING A REPLAT OF

LOTS NUMBERED TEN (10) AND ELEVEN (11), BLOCK NUMBER EIGHTEEN (18), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOTS 2832-B AND 2833-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"=20'
PREPARED FOR:

KITE ONE LLC

NOVEMBER 21, 2022

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: mandrine@engmail.com

OWNER:
KITE ONE LLC
2365 E. TENNESSEE AVE.
DENVER, CO 80209-4600

G.F. NO. N/A JOB NO. 22014
KELLA POSADA

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

MEETING DATE: December 14, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lot 12, Block 76, Padre Beach Subdivision, Section VI" to create two lots: "Lots 12A & 12B".

ITEM BACKGROUND

Choice Capital, LLC, (Kamran Ghatrehee) property owners of subject lot, request to replat Lot 12, Block 76, Padre Beach Subdivision, Section VI to create two lots: "Lots 12A & 12B, Block 76, Padre Beach Subdivision, Section VI". The subject lots are located on the south side of E Campeche Street, and are zoned District "B-2" Residential & Multi-family Dwelling District. The proposed lots meet the City's minimum requirements for lot frontage, depth, and area.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

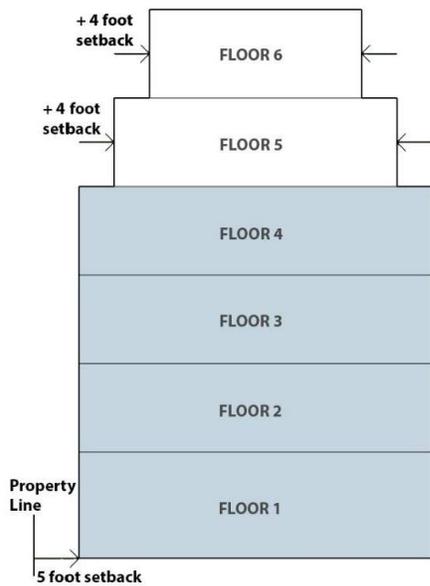
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

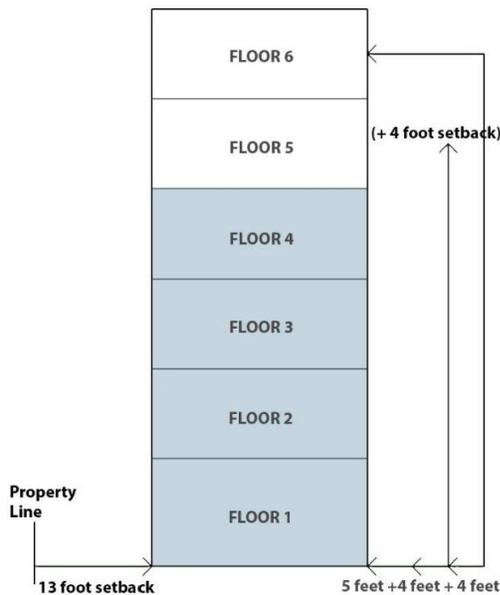
Copy of both preliminary and record plats are included with this agenda item. This plat falls within the guidelines of the Fast Tract Process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plat

Sec. 20-7. 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)

METES & BOUNDS

BEING A 0.1435 ACRE TRACT, COMPRISED OF ALL OF LOT TWELVE (12), BLOCK SEVENTY-SIX (76), PADRE BEACH SECTION VI, A SUBDIVISION IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS. SAID 0.1435 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

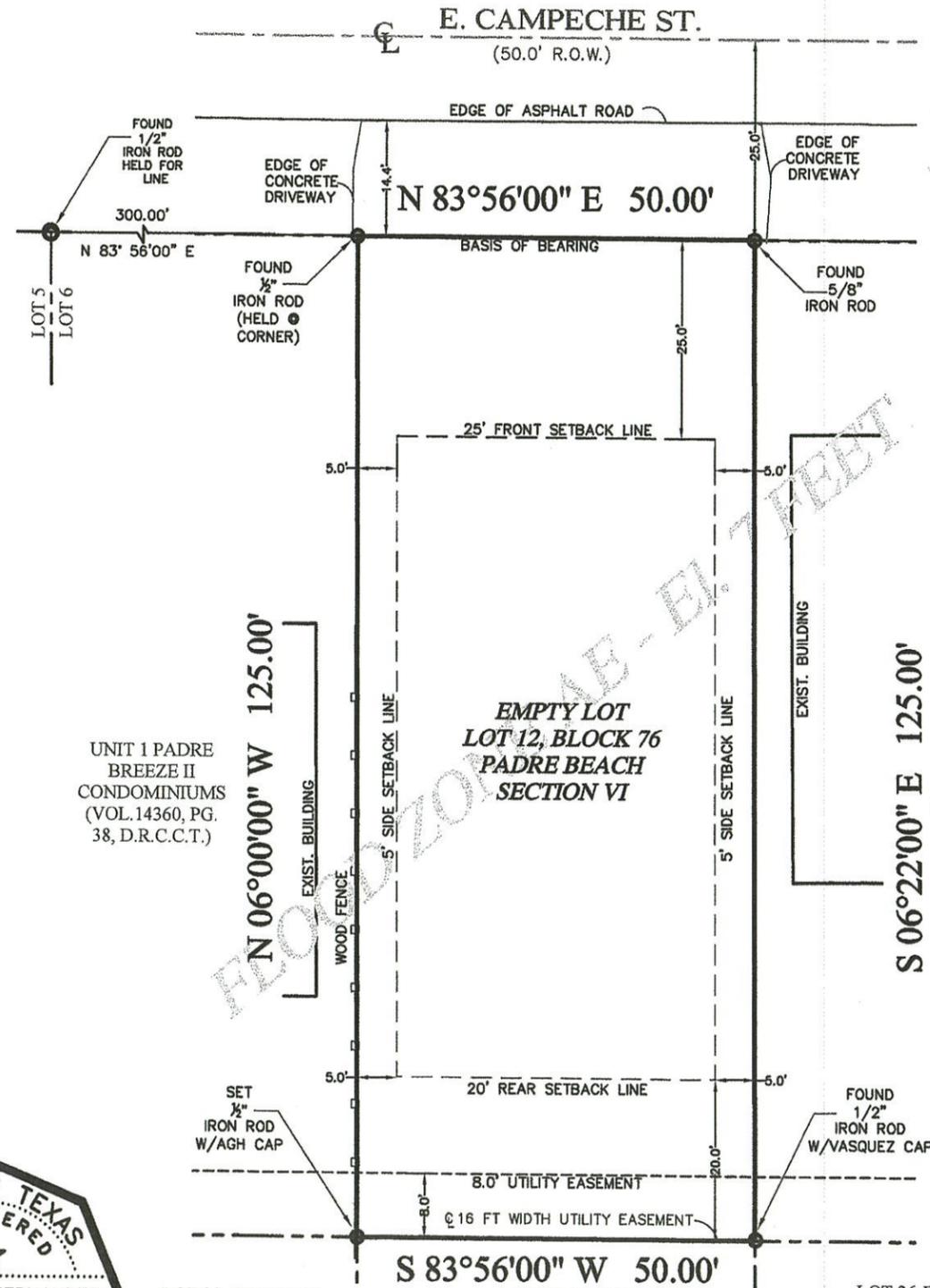
COMMENCING, AT A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF LOT 6, PADRE BEACH SECTION VI, BLOCK 76, PADRE BEACH SECTION VI, A SUBDIVISION IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS. THENCE, ALONG THE SOUTH RIGHT OF WAY LINE OF E. CAMPECHE STREET (50.00 FEET R.O.W.), NORTH 83 DEGREES 56 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 300.0 FEET, TO A FOUND 1/2" IRON ROD FOR THE A POINT OF BEGINNING.

THENCE, CONTINUING ALONG THE SOUTH RIGHT OF WAY OF SAID EAST CAMPECHE STREET, AND NORTH LINE OF THE TRACT HEREIN DESCRIBED, NORTH 83 DEGREES 56 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 50.00 FEET, TO A FOUND 5/8" IRON ROD, FOR THE NORTHWEST CORNER OF LOT 13 OF UNIT A, B, AND C, SEAHORSE CONDOMINIUMS, AS DESCRIBED IN INSTRUMENT NUMBER 2021-21998, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, AND NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

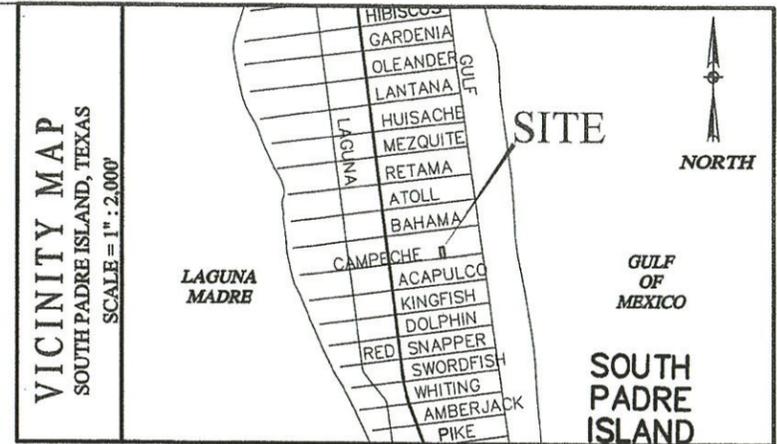
THENCE, ALONG THE WEST LINE OF SAID LOT 13, AND EAST LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 06 DEGREES, 22 MINUTES, 00 SECONDS EAST, AT A DISTANCE OF 125.00 FEET, TO A FOUND 1/2" IRON ROD WITH VASQUEZ CAP, FOR THE SOUTHWEST CORNER OF SAID LOT 13, AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, ALONG THE NORTH LINE OF LOT 27, BLOCK 76, PADRE BEACH SECTION VI, AS DESCRIBED IN VOLUME 9383, PAGE 104, DEED RECORDS OF CAMERON COUNTY, TEXAS, AND SOUTH LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 83 DEGREES, 56 MINUTES, 00 SECONDS WEST, AT A DISTANCE OF 50.00 FEET TO A SET 1/2" IRON ROD WITH AGH CAP FOR THE SOUTH EAST CORNER OF UNIT 1, FIRST FLOOR, OF PADRE BREEZE II CONDOMINIUM, AS DESCRIBED IN VOLUME 14360, PAGE 38, DEED RECORDS OF CAMERON COUNTY, TEXAS, AND WEST LINE OF THE TRACT HEREIN DESCRIBED,

THENCE, ALONG THE EAST LINE OF SAID UNIT 1, AND WEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 06, DEGREES, 00 SECONDS 00 MINUTES WEST, AT A DISTANCE OF 125.0 FEET, TO A POINT OF BEGINNING, CONTAINING 0.1435 ACRE TRACT, MORE OR LESS.



MERIDIAN OF PADRE BEACH SECTION VI SCALE: 1"=20'



METES & BOUNDS

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 VIII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.
4. THIS PROPERTY LIES IN TWO DIFFERENT FLOOD ZONE. FLOOD ZONE "AE" EL. 7 FEET., SPECIAL FLOOD HAZARD WITH A BASE FLOOD ELEVATION, AND ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; ACCORDING WITH THE FLOOD MAP NUMBER 48081C0510F 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. 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 BETWEEN GEORGIA RUTH AND CAROLYN STREETS, ACROSS THE HIGHWAY 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 END OF A POWER LINE, 0.9 METER (3.0 FT) NORTH NORTHWEST OF THE LARGE POWER NUMBER 38, 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.
7. ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH A.G.H. CAP, UNLESS OTHERWISE NOTED.
8. LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE CITY OF SOUTH PADRE ISLAND BEFORE BEGINNING ANY CONSTRUCTION.
9. 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.
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 HOUR 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 12A, BLOCK 76, ZONED "B-2" (RESIDENTIAL & MULTIFAMILY)
 LOT 12B, BLOCK 76, ZONED "B-2" (RESIDENTIAL & MULTIFAMILY)

**(B-2 RESIDENTIAL & MULTI-FAMILY)
PRELIMINARY PLAT OF LOT 12 A & LOT 12 B, BLOCK 76, PADRE BEACH, SECTION VI**

OF LOT TWELVE (12), BLOCK SEVENTY-SIX (76), PADRE BEACH SECTION VI, A SUBDIVISION IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"=20'

DECEMBER, 2022 A.G.H. No. 2022-0250
AGH ENGINEERING & SURVEYING

OWNER(S):
 CHOICE CAPITAL LLC
 KAMRAN GHATREHEE
 6911 MAPLE ST.
 FRISCO, TEXAS 75033

6305 Paredes Line Road Tel. (956) 574-8300 Brownsville, Texas 78526 FAX. (956) 574-8305
 TBPE FIRM No. F-5197 TBLF FIRM No. 100840-00

SHEET OF 1 1

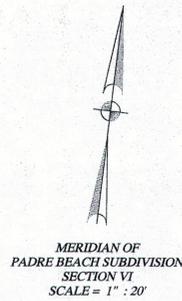
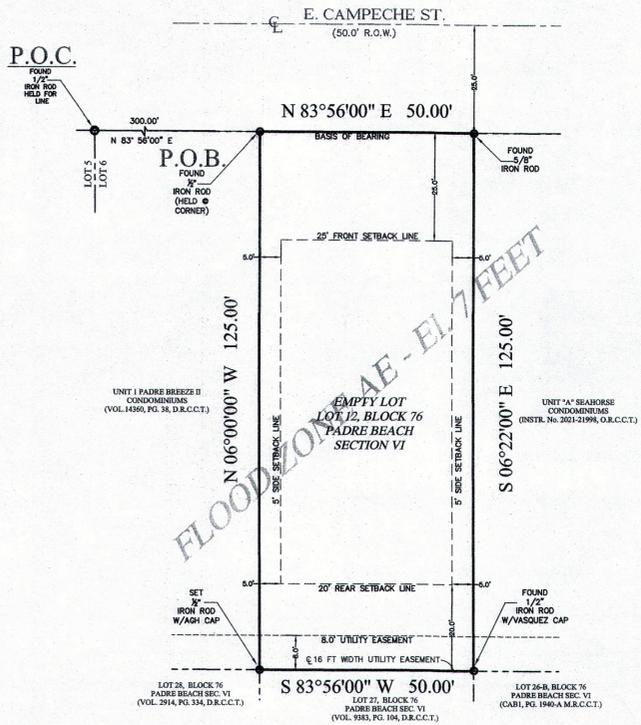
I, ALFREDO G. HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 ALFREDO G. HERNANDEZ, R.P.L.S. REG. No. 6046
 DATE SIGNED 12/7/22



LOT 28, BLOCK 76 PADRE BEACH SEC. VI (VOL. 2914, PG. 334, D.R.C.C.T.)

LOT 27, BLOCK 76 PADRE BEACH SEC. VI (VOL. 9383, PG. 104, D.R.C.C.T.)

LOT 26-B, BLOCK 76 PADRE BEACH SEC. VI (CABI, PG. 1940-A M.R.C.C.T.)



LEGEND

- FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
- SET 1/2" IRON ROD IN CONCRETE W/AGH CAP
- SET 1/2" IRON ROD W/AGH CAP
- ⊕ 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
MEAS. MEASURE
CPS COTTON PICKER SPINDLE
CALC. CALCULATE

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF CAMERON

I (WE), THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOT 12A & 12B, BLOCK 76, PADRE BEACH SECTION VI, WITHIN THE CITY SOUTH PADRE ISLAND TEXAS OR IT'S E.T.J., 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.

CHOICE CAPITAL LLC
KAMRAN GHATREHEE
(PRESIDENT)

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 _____ 202____

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 _____ 202____

APPROVED: _____ PLANNING AND ZONING ACTING CHAIR
_____ PUBLIC WORKS DIRECTOR

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 " LOT 12A & 12B, BLOCK 76, PADRE BEACH SECTION VIII" 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 _____ DAY OF _____ 202____ AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON, TEXAS, DOCUMENT No. _____

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.

BY: _____ DEPUTY

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

DATE

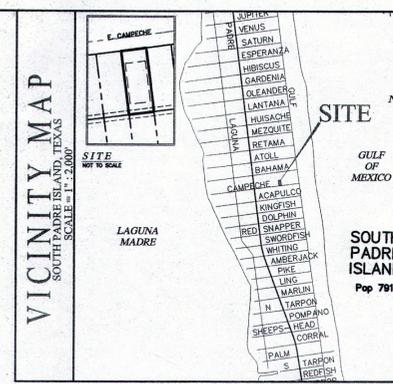
STATE OF TEXAS
COUNTY OF CAMERON

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.P. 6046
REG. No. 6046

12/7/22 DATE

ALFREDO G. HERNANDEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
6046



METES & BOUNDS

BEING A 0.1435 ACRE TRACT, COMPRISED OF ALL OF LOT TWELVE (12), BLOCK SEVENTY-SIX (76), PADRE BEACH SECTION VI, A SUBDIVISION IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.1435 ACRE TRACT, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF LOT 6, PADRE BEACH SECTION VI, BLOCK 76, PADRE BEACH SECTION VI, A SUBDIVISION IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS, THENCE, ALONG THE SOUTH RIGHT OF WAY LINE OF E. CAMPECHE STREET (50.00 FEET R.O.W.), NORTH 83 DEGREES 56 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 300.0 FEET, TO A FOUND 1/2" IRON ROD FOR THE A POINT OF BEGINNING.

THENCE, CONTINUING ALONG THE SOUTH RIGHT OF WAY OF SAID EAST CAMPECHE STREET, AND NORTH LINE OF THE TRACT HEREIN DESCRIBED, NORTH 83 DEGREES 56 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 50.0 FEET, TO A FOUND 5/8" IRON ROD, FOR THE NORTHWEST CORNER OF LOT 13 OF UNIT A, B, AND C, SEAHORSE CONDOMINIUMS, AS DESCRIBED IN INSTRUMENT NUMBER 2021-2198, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, AND NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE, ALONG THE WEST LINE OF SAID LOT 13, AND EAST LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 06 DEGREES, 22 MINUTES, 00 SECONDS EAST, AT A DISTANCE OF 125.0 FEET, TO A FOUND 1/2" IRON ROD WITH VASQUEZ CAP, FOR THE SOUTHWEST CORNER OF SAID LOT 13, AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE, ALONG THE NORTH LINE OF LOT 27, BLOCK 76, PADRE BEACH SECTION VI, AS DESCRIBED IN VOLUME 8383, PAGE 104, DEED RECORDS OF CAMERON COUNTY, TEXAS, AND SOUTH LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 83 DEGREES, 58 MINUTES, 00 SECONDS WEST, AT A DISTANCE OF 50.00 FEET TO A SET 1/2" IRON ROD WITH AGH CAP FOR THE SOUTH EAST CORNER OF UNIT 1, FIRST FLOOR, OF PADRE BREEZE II CONDOMINIUM AS DESCRIBED IN VOLUME 14360, PAGE 38, DEED RECORDS OF CAMERON COUNTY, TEXAS, AND WEST LINE OF THE TRACT HEREIN DESCRIBED.

THENCE, ALONG THE EAST LINE OF SAID UNIT 1, AND WEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 06 DEGREES, 00 SECONDS 00 MINUTES WEST, AT A DISTANCE OF 125.0 FEET, TO A POINT OF BEGINNING, CONTAINING 0.1435 ACRE TRACT, MORE OR LESS.

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 VIII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.
4. THIS PROPERTY LIES IN TWO DIFFERENT FLOOD ZONE. FLOOD ZONE "AE" EL. 7 FEET., SPECIAL FLOOD HAZARD WITH A BASE FLOOD ELEVATION, AND ZONE "X 0.2 ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ACCORDING WITH THE FLOOD MAP NUMBER 4808100510F EFFECTIVE ON FEBRUARY 16, 2016, OF THE CITY OF SOUTH PADRE ISLAND COMMUNITY PANEL NUMBER 480115.
5. SETBACKS SHALL COMPLY WITH CITY OF SOUTH PADRE ISLAND, ZONING ORDINANCE.
6. 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 BETWEEN GEORGIA RUTH AND CAROLYN STREETS, ACROSS THE HIGHWAY 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 END 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.
7. ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH A.G.H. CAP, UNLESS OTHERWISE NOTED.
8. LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE CITY OF SOUTH PADRE ISLAND BEFORE BEGINNING ANY CONSTRUCTION.
9. 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.
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 HOUR 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 12A, BLOCK 76, ZONED "B-2" (RESIDENTIAL & MULTIFAMILY)
LOT 12B, BLOCK 76, ZONED "B-2" (RESIDENTIAL & MULTIFAMILY)

(B-2 RESIDENTIAL & MULTI-FAMILY)

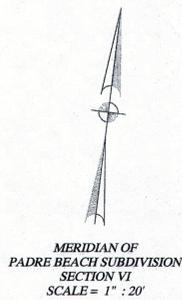
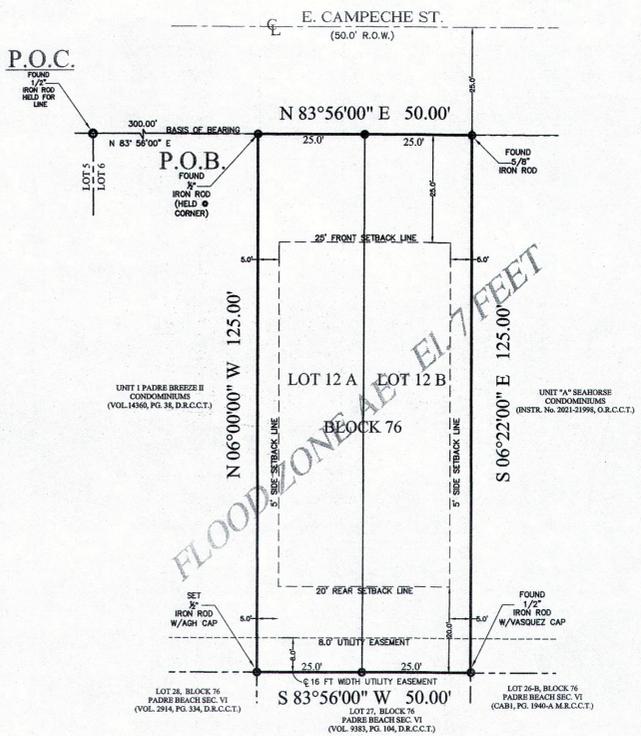
FINAL PLAT OF
LOT 12 A & LOT 12 B, BLOCK 76,
PADRE BEACH, SECTION VI

OF LOT TWELVE (12), BLOCK SEVENTY-SIX (76), PADRE BEACH SECTION VI, A SUBDIVISION IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"=20'
DECEMBER, 2022 A.G.H. No. 2022-0250

PROPERTY PRIOR TO RE-PLAT

SCALE= 1" : 20'



LEGEND

- FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE
- SET 1/2" IRON ROD IN CONCRETE W/AGH CAP
- SET 1/2" IRON ROD W/AGH CAP
- ⊕ 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
MEAS. MEASURE
CPS COTTON PICKER SPINDLE
CALC. CALCULATE

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.P. 6046
REG. No. 6046

12/7/22 DATE

ALFREDO G. HERNANDEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
6046

RE-PLAT

SCALE= 1" : 20'

OWNER(S):
CHOICE CAPITAL LLC
KAMRAN GHATREHEE
6911 MAPLE ST.
FRISCO, TEXAS 75033

ENGINEER/SURVEYOR:
A.G.H. ENGINEERING AND SURVEYING
6305 PAREDES LINE ROAD
BROWNSVILLE, TEXAS 78526
PHONE: (956) 574-8300
FAX: (956) 574-8305

AGH ENGINEERING & SURVEYING
6305 Paredes Line Road
Tel. (956) 574-8300
Brownsville, Texas 78526
FBPE FIRM No. F-5197
TBLs FIRM No. 100840-00
Brownsville, Texas 78526
FAX: (956) 574-8305