


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

THURSDAY, JANUARY 19, 2023
3:00 PM AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

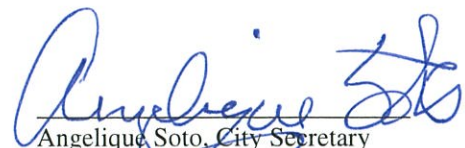
1. Call to Order
2. Pledge of Allegiance
3. **Public Comments and Announcements.** *This is an opportunity for citizens to speak to the Commissioners relating to agenda or non-agenda items. Speakers are required to address the Commissioners at the podium and give their name before addressing their concerns. [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. Discussion and action regarding the proposed replat of "Lots 10 & 11, Block 18, The Shores Subdivision, Marina Village Phase, Section 2" to create one large lot: "Lot 10A".
 - 4.3. 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 13TH DAY OF JANUARY 2023


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 **JANUARY 13, 2023**, 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: January 19, 2023

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 AMMENDING 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: January 19, 2023

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

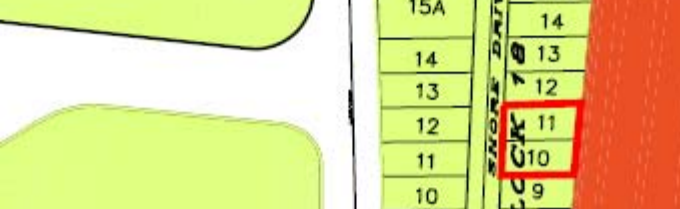
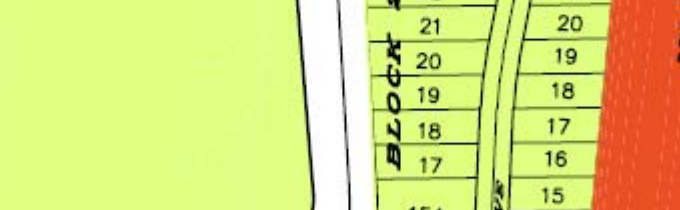
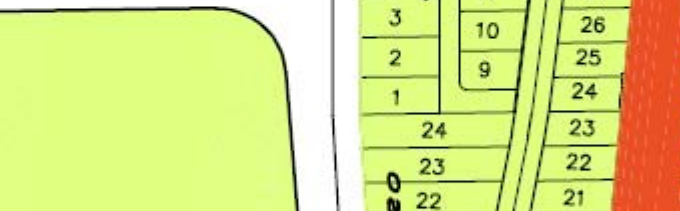
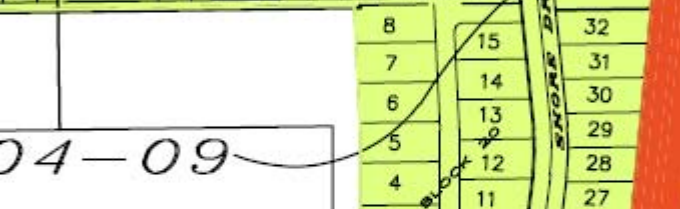
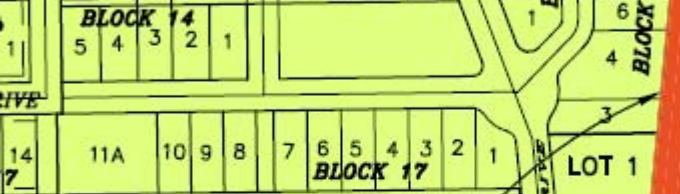
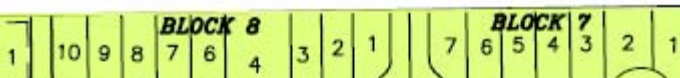
Sent to Legal:

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



ISLAND BAPTIST CHURCH SUBDIVISION

04-09

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

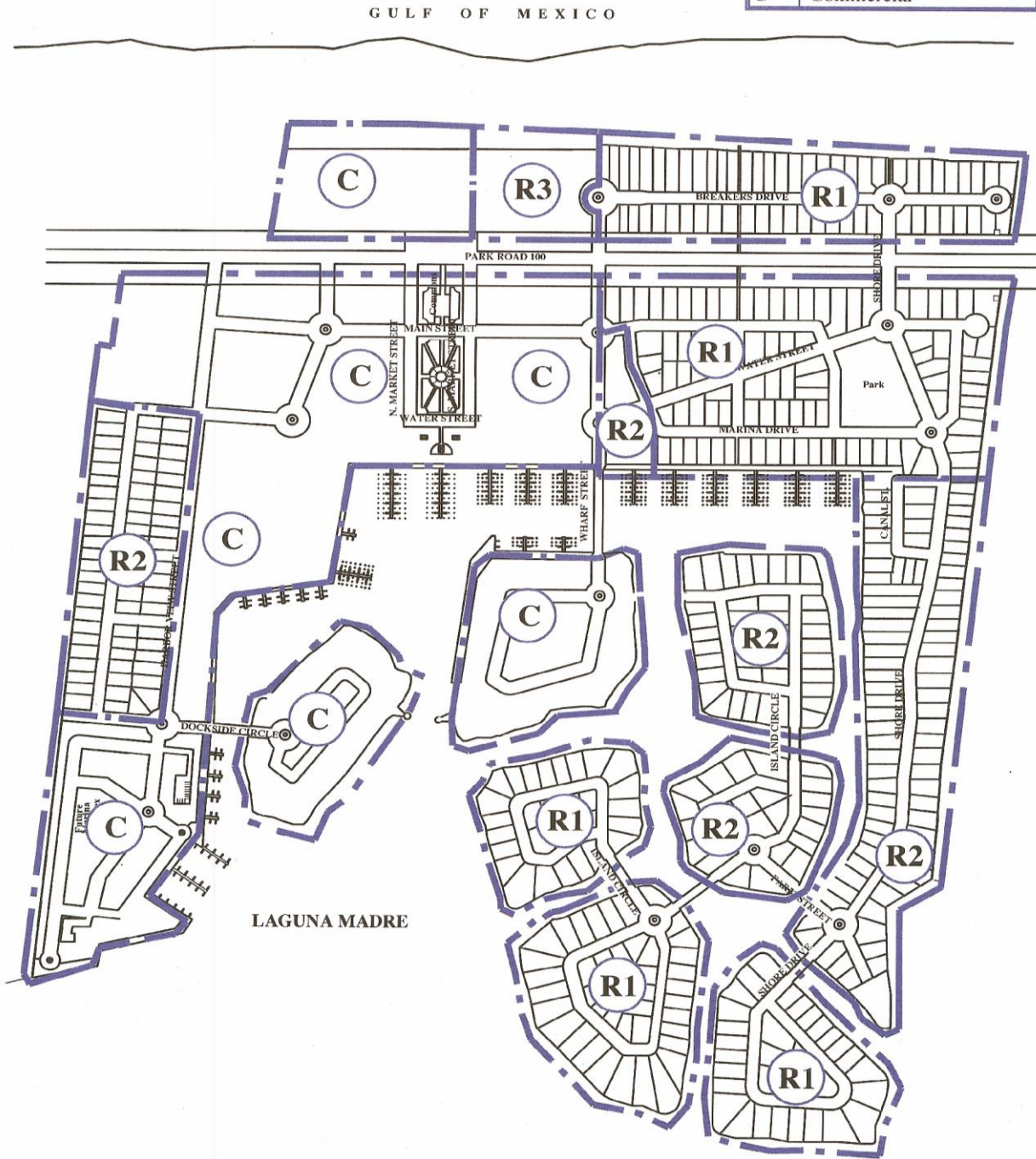
2.4.3 **Lot Types**

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

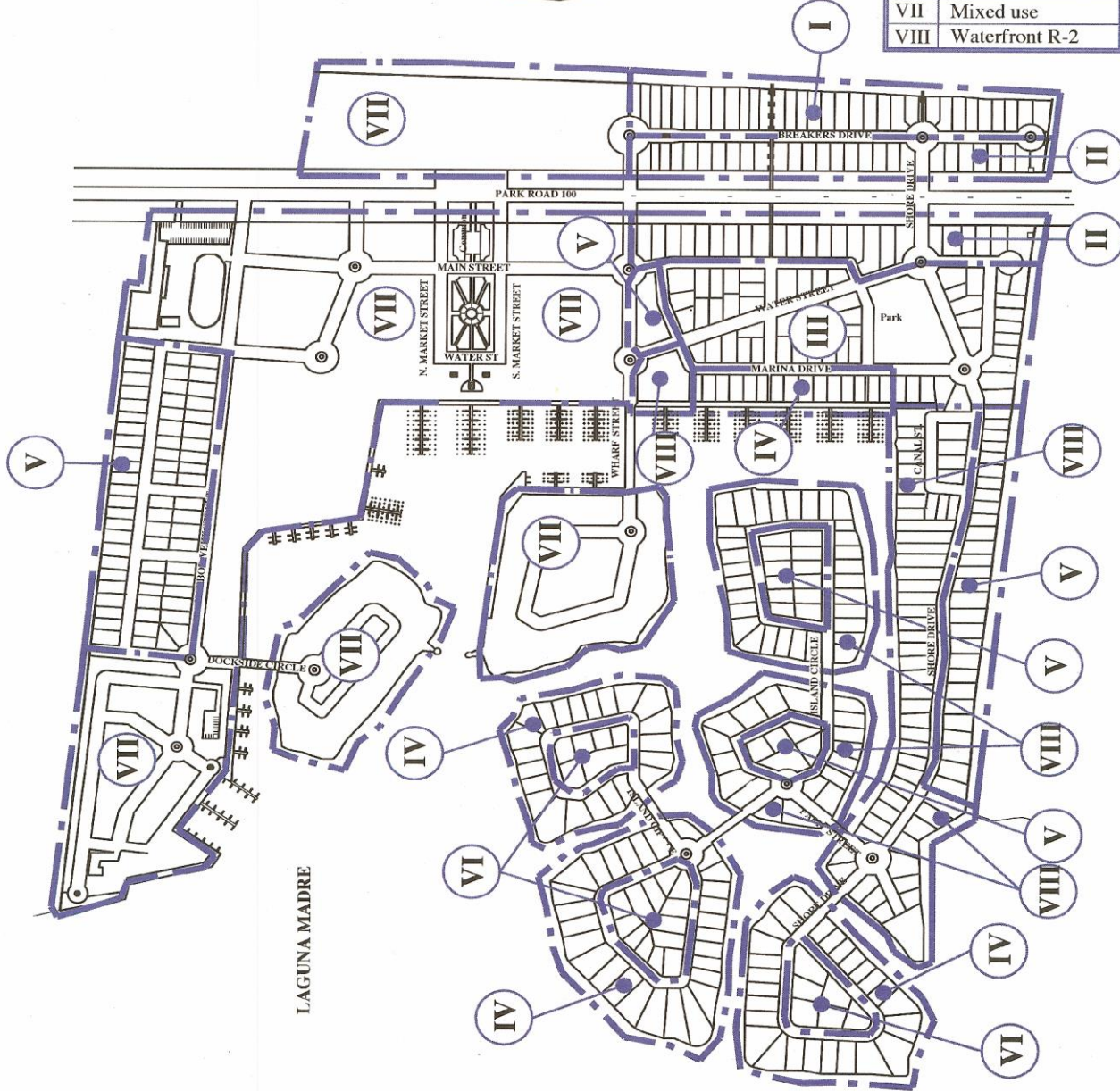
Refer to Exhibit in Next Page

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;

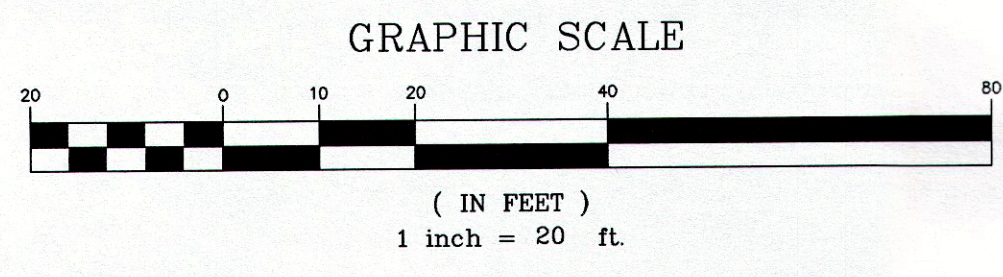
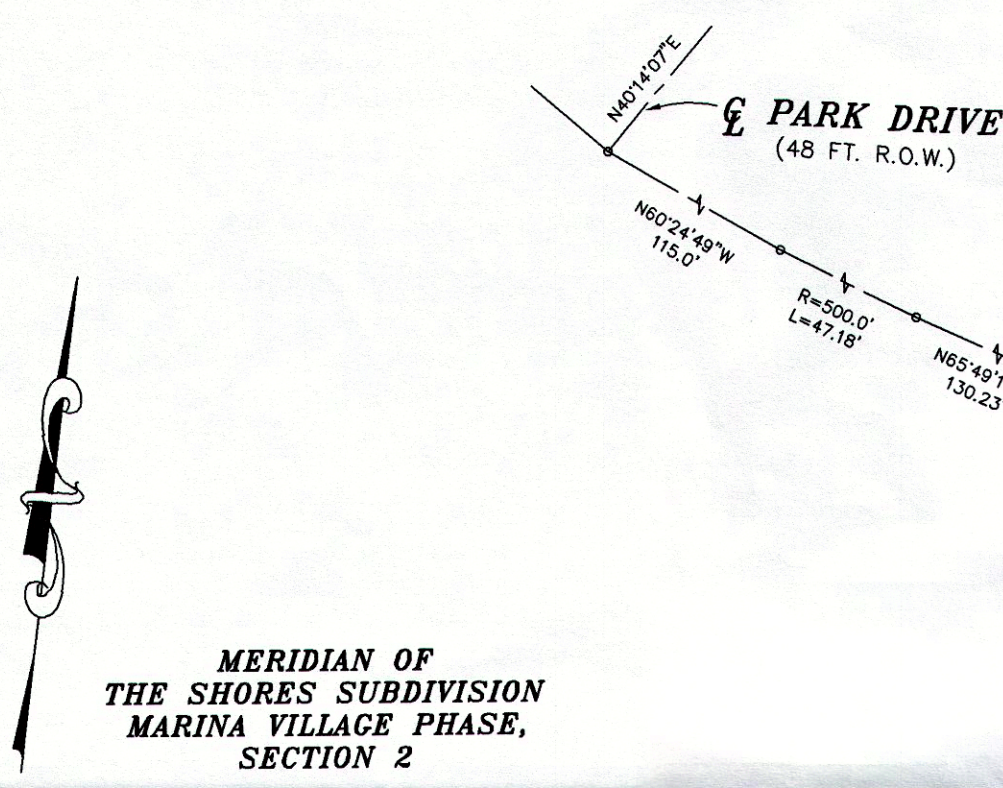
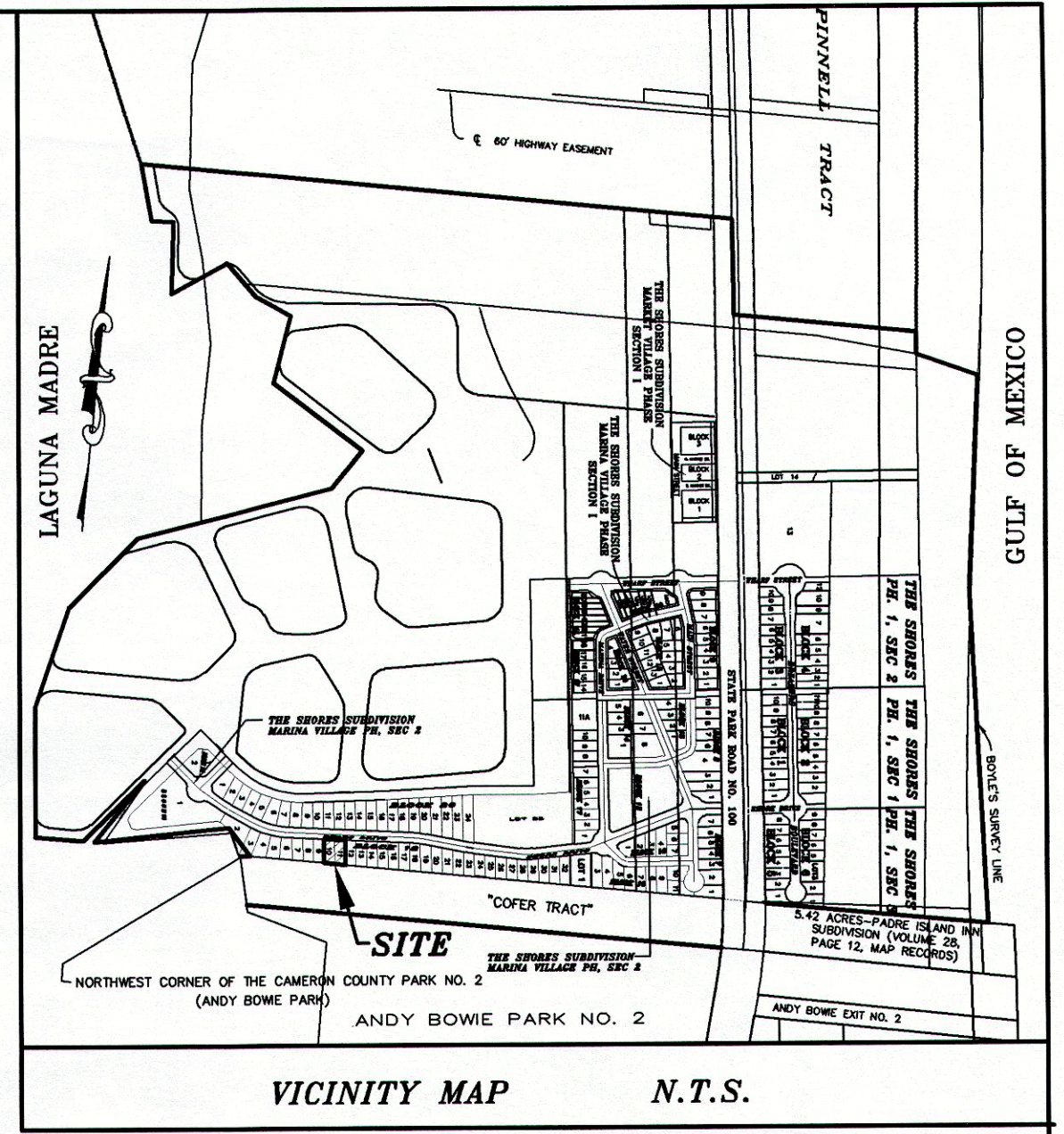
THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SHORE DRIVE, BEING THE NORTH BOUNDARY LINE OF SAID LOT 10 AND LOT 11, NORTH 86 DEG. 32 MIN. 58 SEC. EAST, A DISTANCE OF 100.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, FOR THE NORTHEAST CORNER OF THIS TRACT;

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;

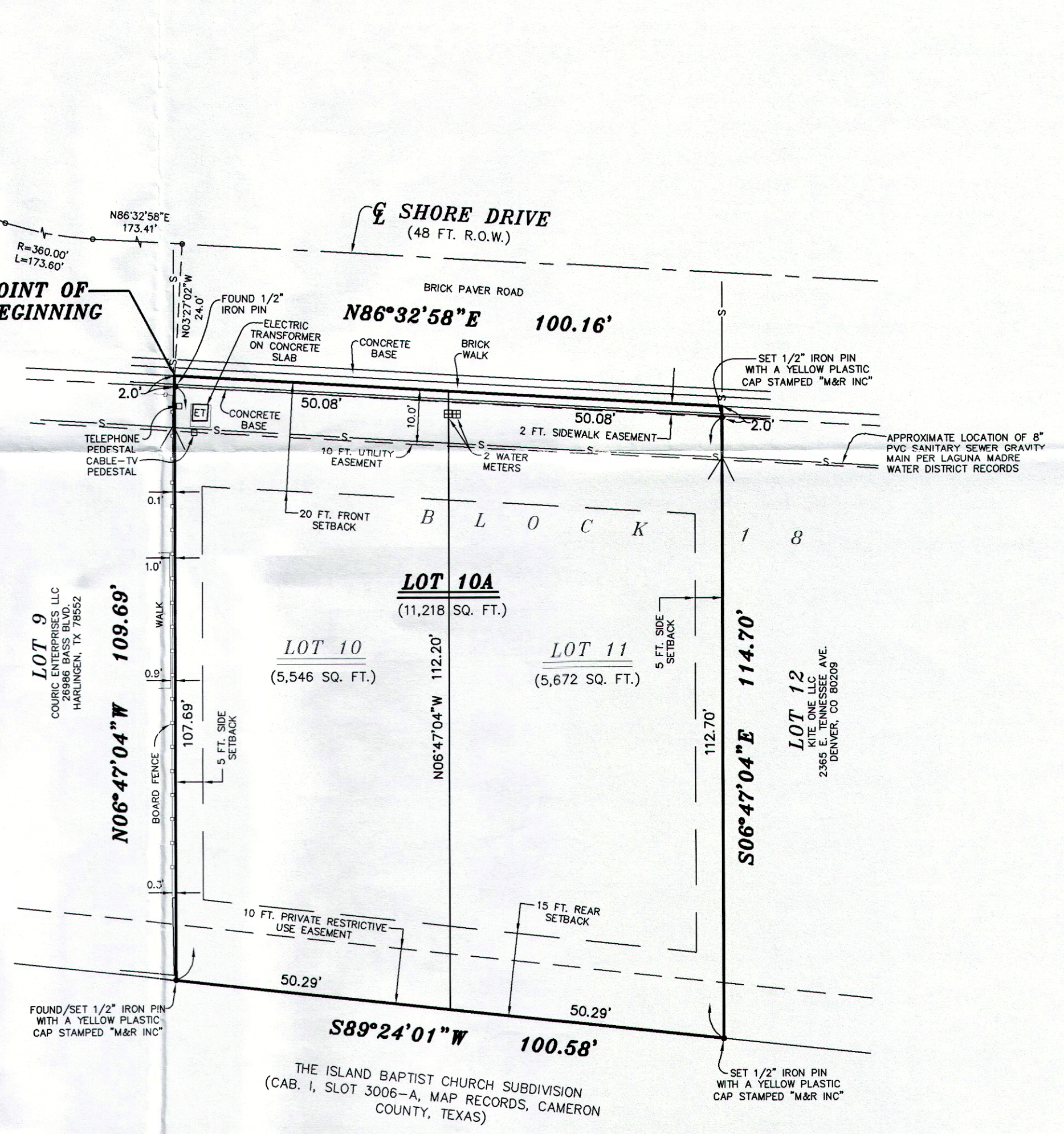
THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 10 AND LOT 11, SOUTH 89 DEG. 24 MIN. 01 SEC. WEST, A DISTANCE OF 100.58 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 10, FOR THE SOUTHWEST CORNER OF THIS TRACT;

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.



- 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 69 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.

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

**STATE OF TEXAS
COUNTY OF CAMERON**

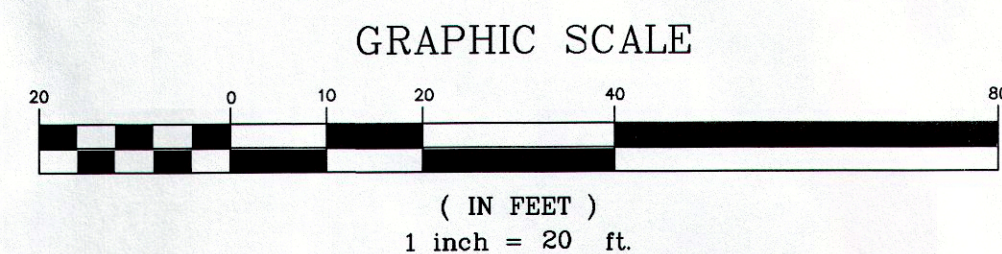
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 20____

PLANNING AND ZONING COMMISSION
CHAIR

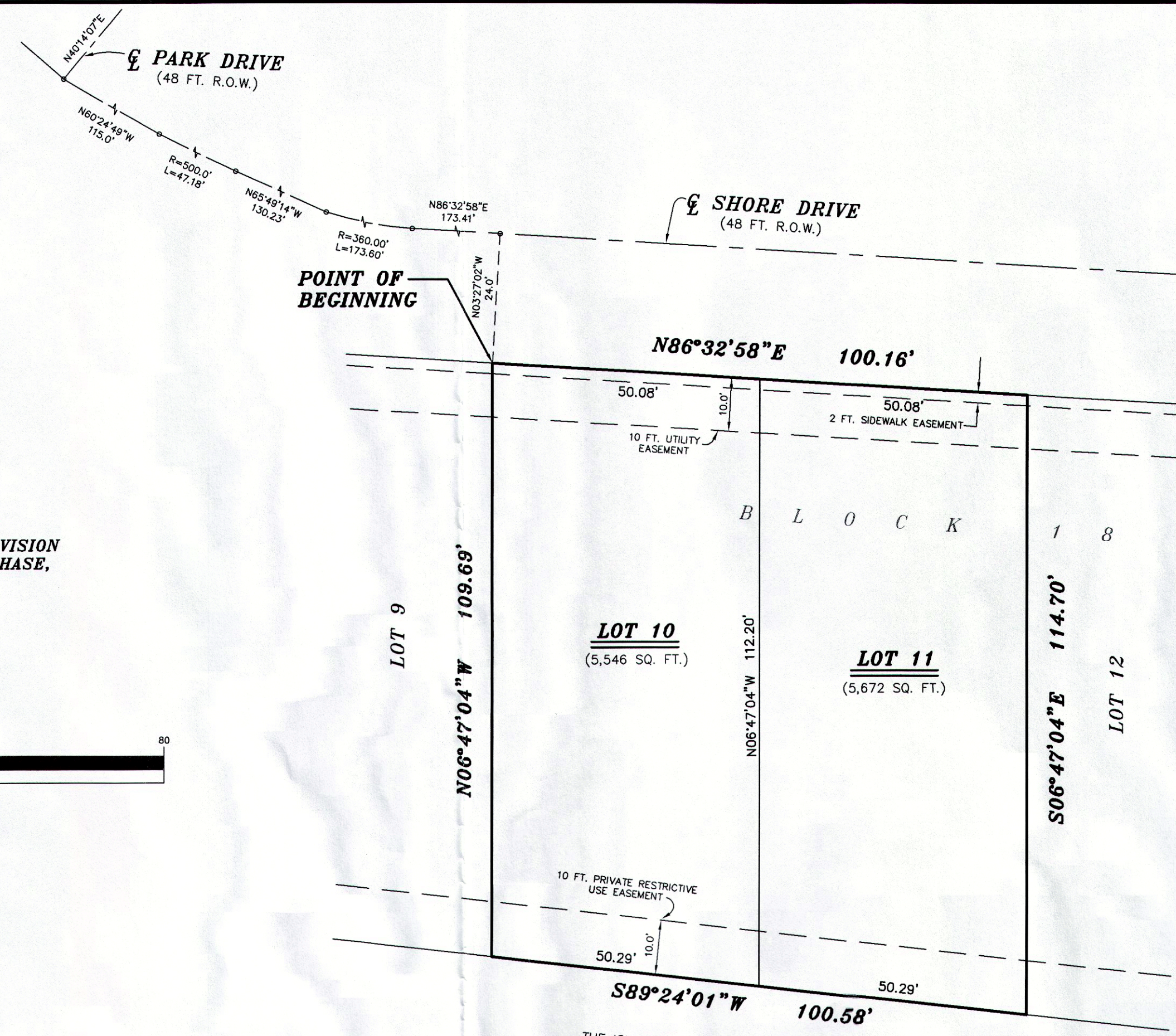
**STATE OF TEXAS
COUNTY OF CAMERON**

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

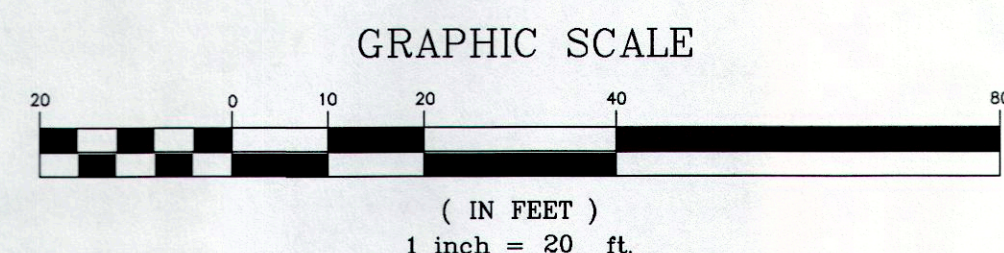


MERIDIAN OF
THE SHORES SUBDIVISION
MARINA VILLAGE PHASE,
SECTION 2

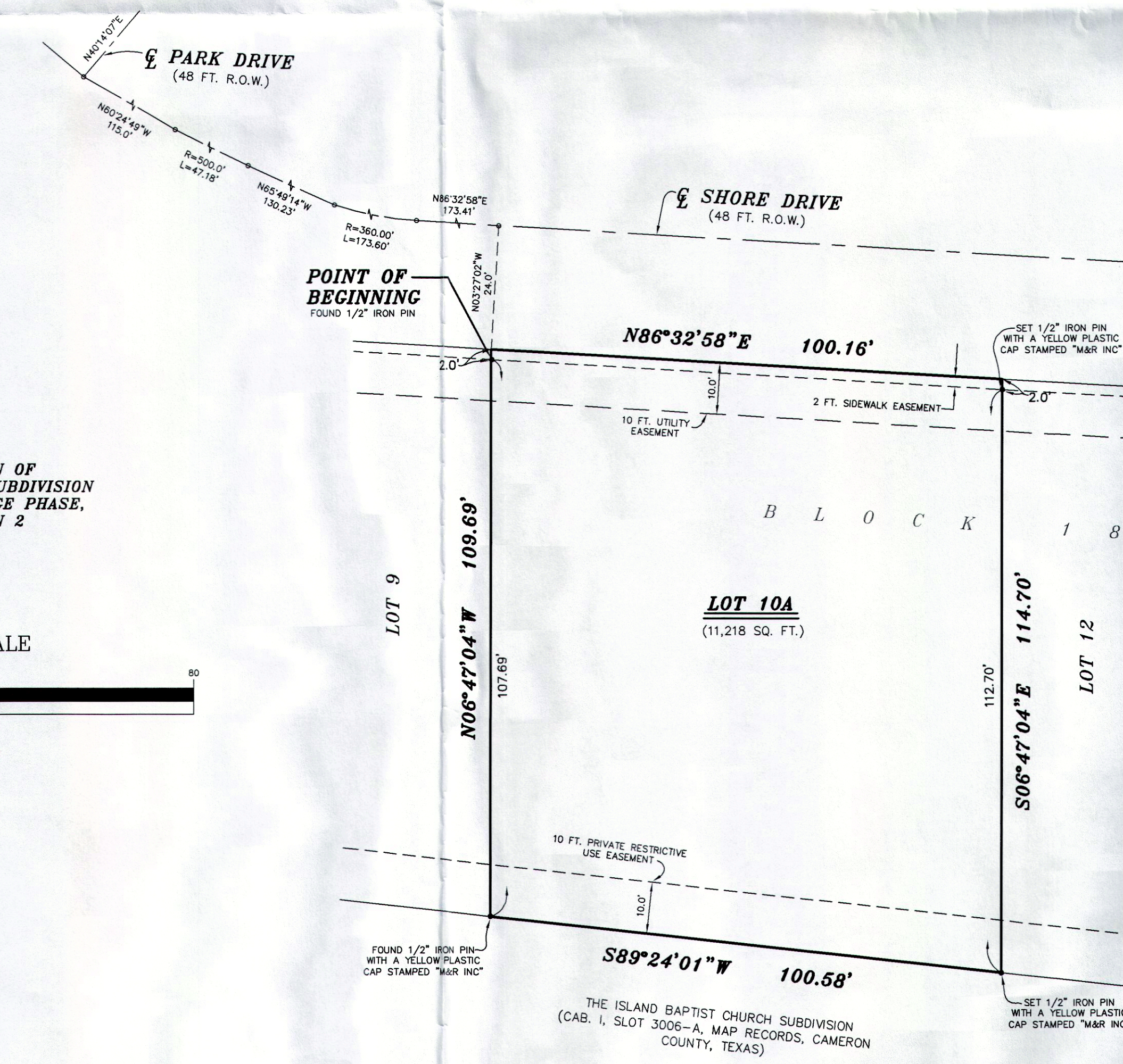


PROPERTY PRIOR TO REPLAT

THE ISLAND BAPTIST CHURCH SUBDIVISION
(CAB. 1, SLOT 3006-A, MAP RECORDS, CAMERON
COUNTY, TEXAS)

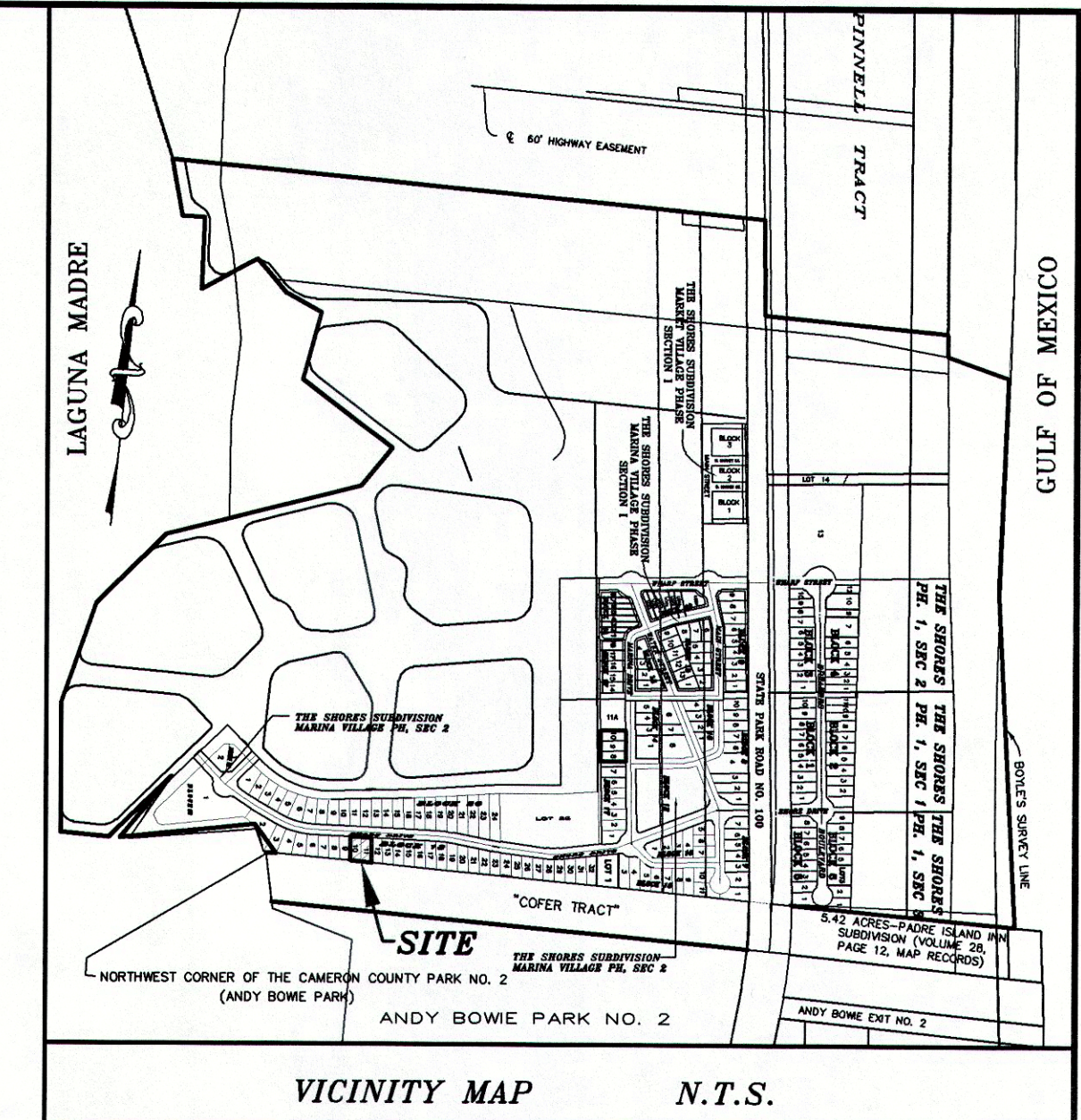


MERIDIAN OF
THE SHORES SUBDIVISION
MARINA VILLAGE PHASE,
SECTION 2



REPLAT

THE ISLAND BAPTIST CHURCH SUBDIVISION
(CAB. 1, SLOT 3006-A, MAP RECORDS, CAMERON
COUNTY, TEXAS)



**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: January 19, 2023

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

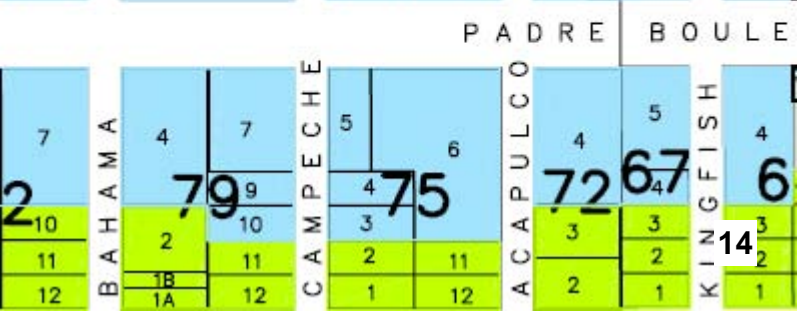
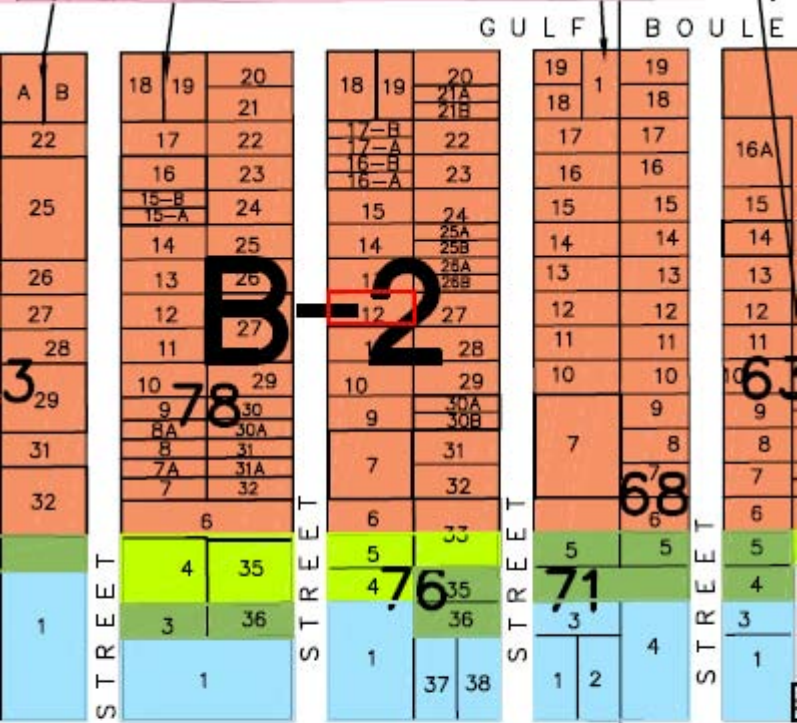
LEGAL REVIEW

Sent to Legal:

Approved by Legal:

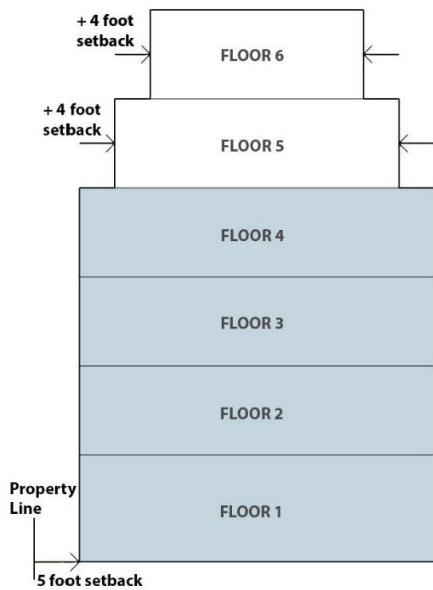
RECOMMENDATIONS/COMMENTS:

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.

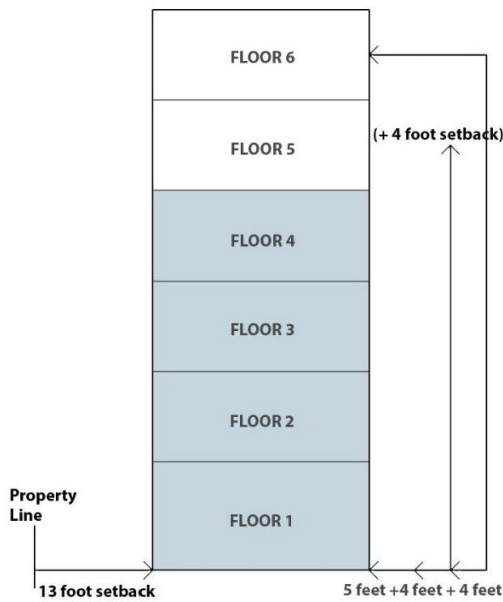


Sec. 20-7. District "B"—Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district.

- (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:

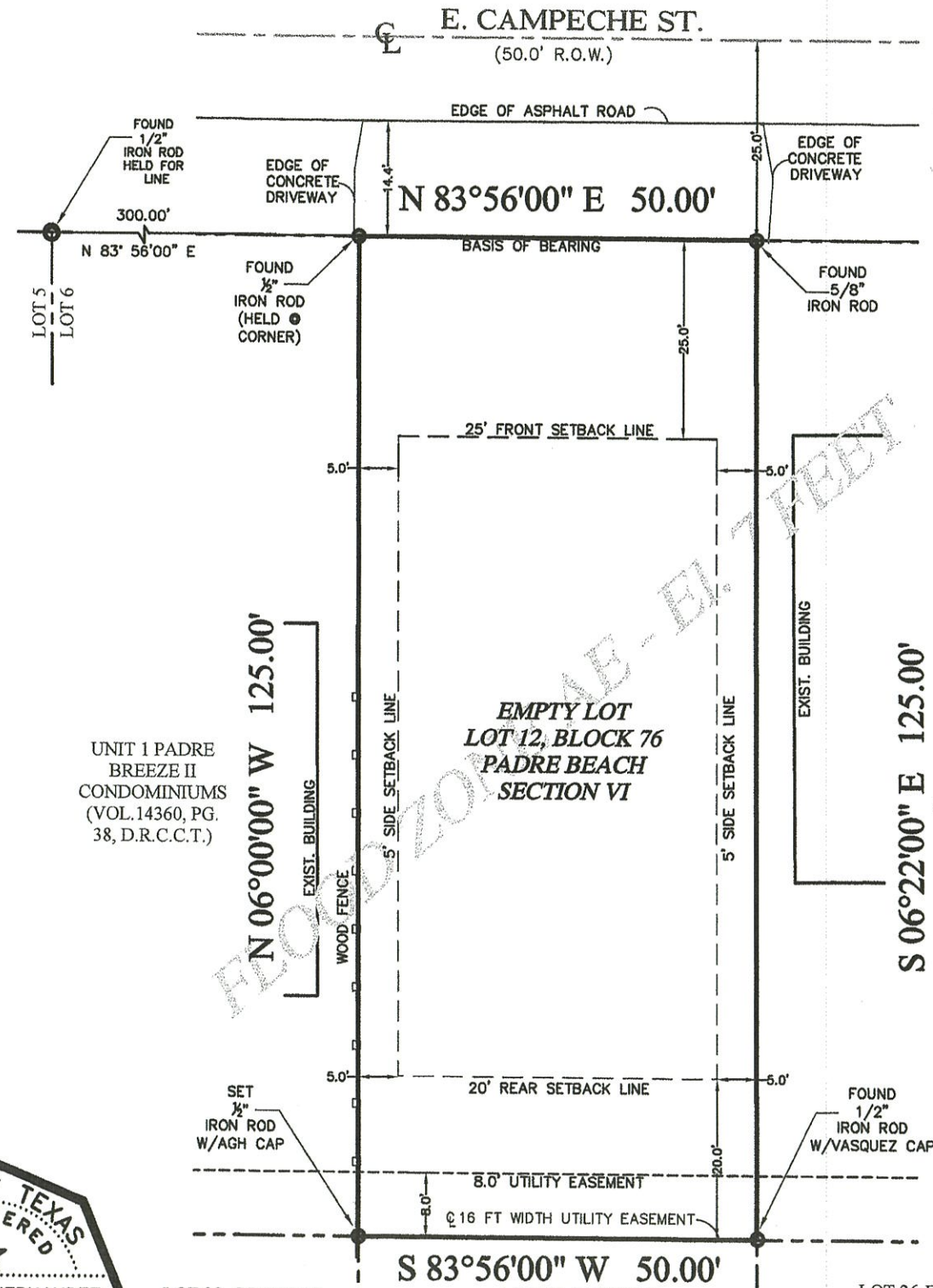
COMMENCING, AT A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF LOT 6, PADRE BEACH SECTION VI, BLOCK 76, PADRE BEACH SECTION VI, A SUBDIVISION IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS. THENCE, ALONG 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,

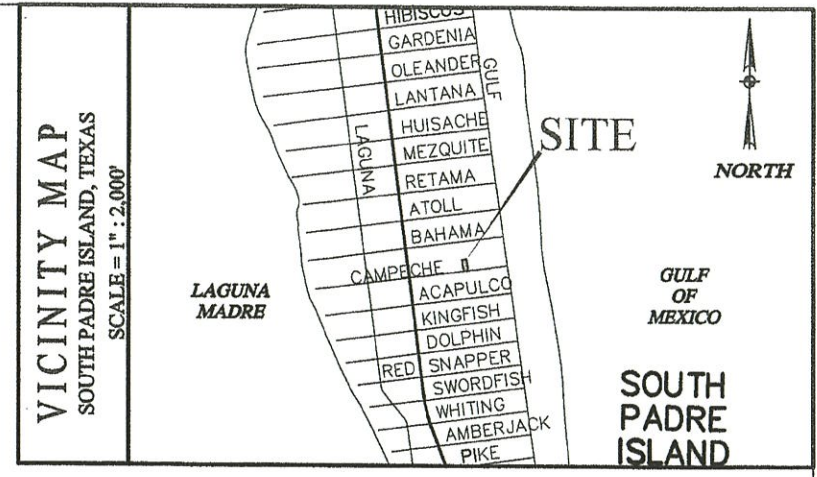
THENCE, ALONG THE WEST LINE OF SAID LOT 13, AND EAST LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 06 DEGREES, 22 MINUTES, 00 SECONDS EAST, AT A DISTANCE OF 125.00 FEET, TO A FOUND 1/2" IRON ROD WITH VASQUEZ CAP, FOR THE SOUTHWEST CORNER OF SAID LOT 13, AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

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

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

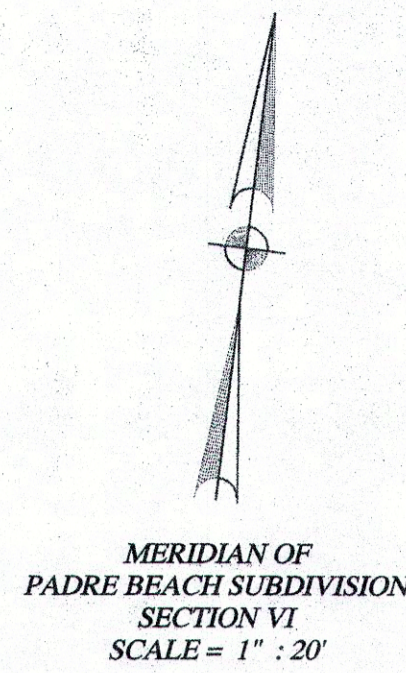
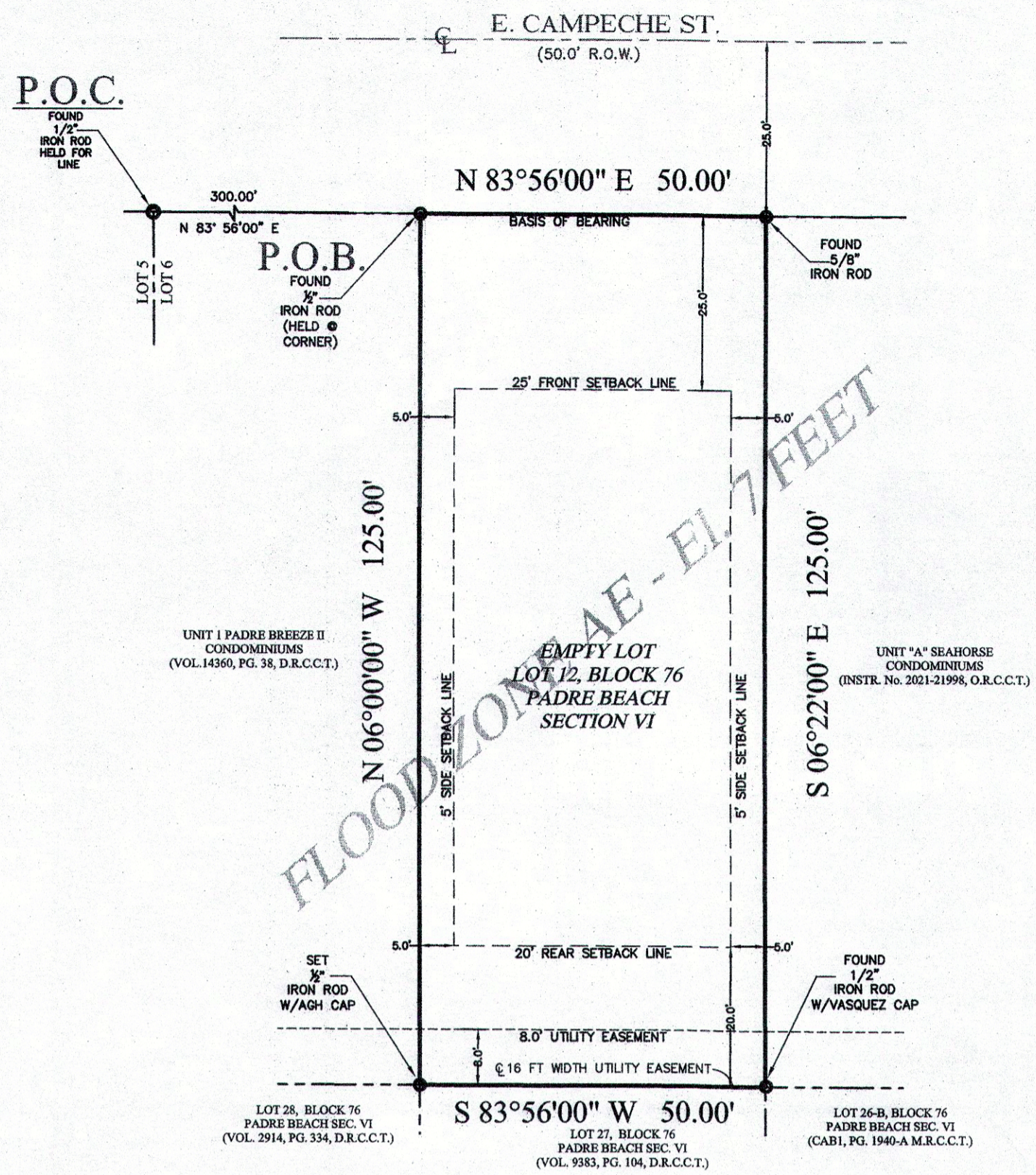


LOT 28, BLOCK 76 PADRE BEACH SEC. VI (VOL. 2914, PG. 334, D.R.C.C.T.)

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.)

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



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

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. _____

BY: _____ DEPUTY

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

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

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

DATE _____

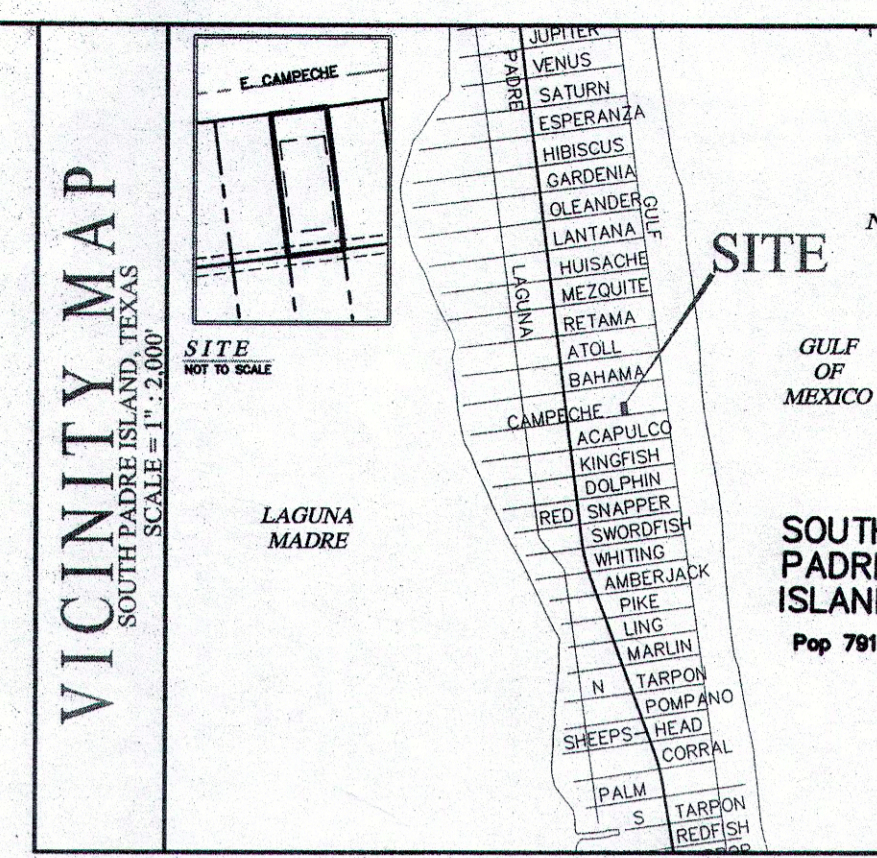
STATE OF TEXAS
COUNTY OF CAMERON

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

12/7/22 DATE

STATE OF TEXAS 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 BEING 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.

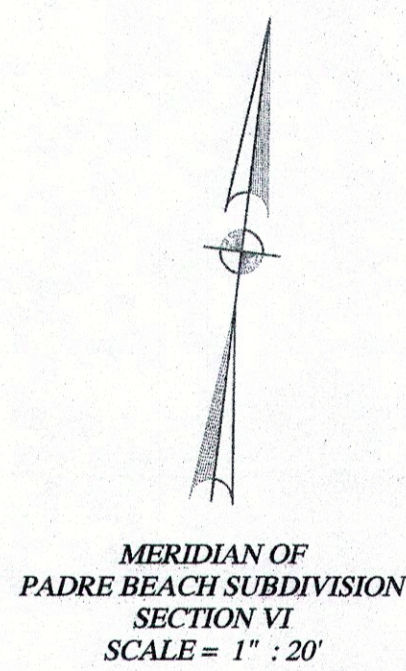
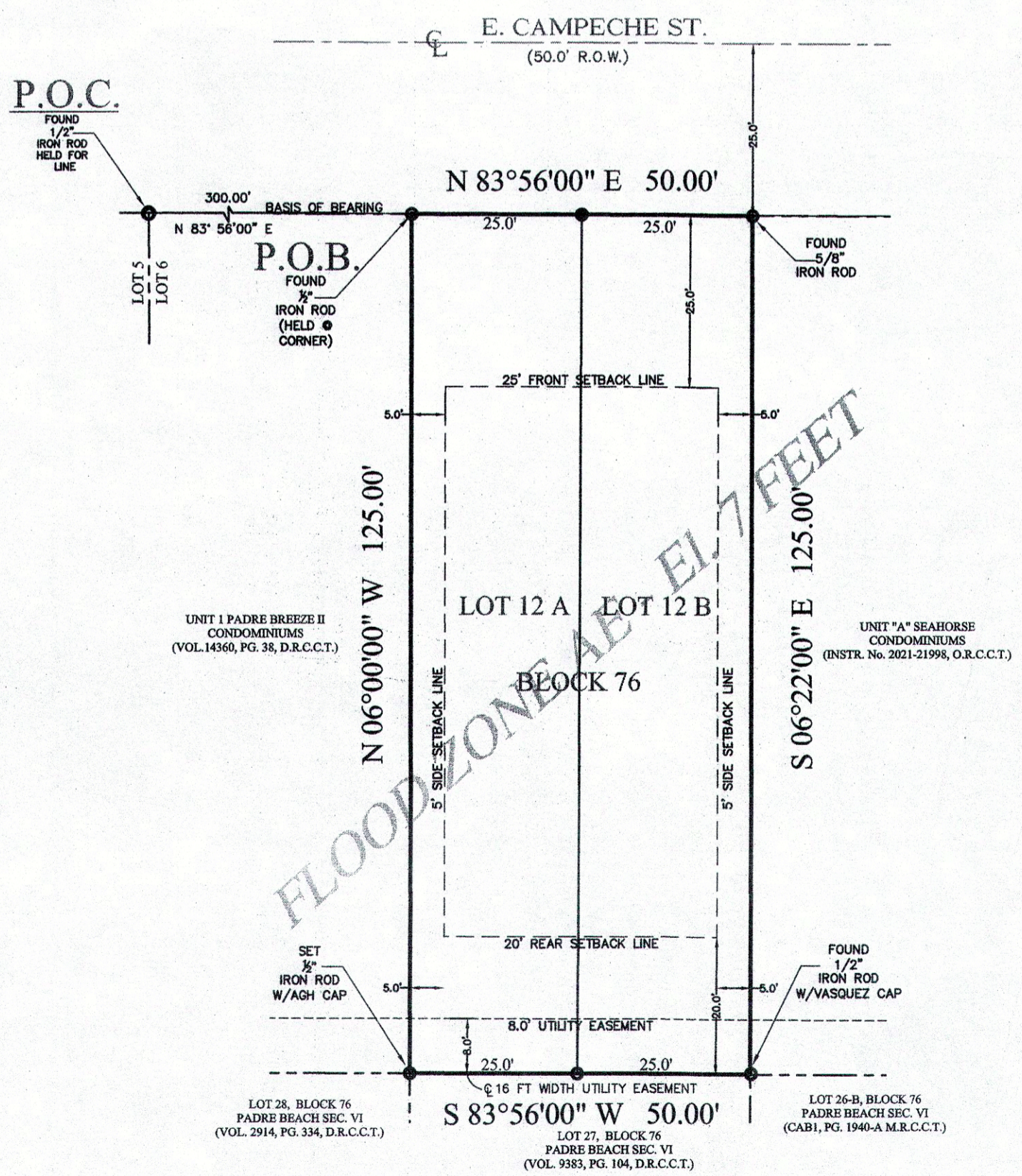
THENCE, ALONG THE EAST LINE OF SAID UNIT 1, AND WEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 06 DEGREES, 00 SECONDS 00 MINUTES WEST, AT A DISTANCE OF 125.0 FEET, TO A POINT OF BEGINNING, CONTAINING 0.1435 ACRE TRACT, MORE OR LESS.

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)

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

12/7/22 DATE

STATE OF TEXAS 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

DECEMBER, 2022 A.G.H. No. 2022-0250

AGH ENGINEERING & SURVEYING

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

**(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'