

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

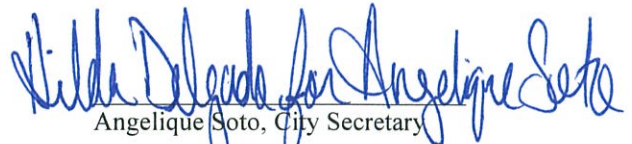
THURSDAY, JUNE 15, 2023

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

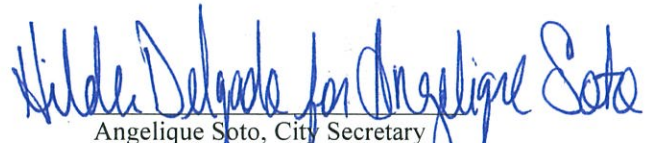
1. Call to Order
2. Pledge of Allegiance
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to Council relating to agenda or non-agenda items. Speakers are required to address Council at the podium and give their name before addressing their concerns. [Note: State law will not permit the City Council 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 City Council meeting]*
4. Discussion and Action
 - 4.1. Discussion and action to approve minutes of May 18, 2023 regular meeting.
 - 4.2. Discussion and action regarding the proposed replat of "Lot 5 Block 68, Padre Beach Subdivision, Section V" to create two lots: "Lots 5A & 5B". (E. Acapulco Street)
5. Adjourn

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

DATED THIS THE 9TH DAY OF JUNE 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 **JUNE 9, 2023**, AT/OR BEFORE 3:00 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: June 15, 2023

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minutes of May 18, 2023 regular meeting.

ITEM BACKGROUND

Approve May 18, 2023 Regular Meeting 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, MAY 18, 2023

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, May 18, 2023 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 Norma Turkington, Howard Avery, and Dina Rich. Commission Members with an excused absence were Joseph Praster and James Gaughran. Commission Member with an unexcused absence was Gordon Garlock,

City staff members present were Public Works/City Engineer C. Alejandro Sanchez 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 APRIL 20, 2023 REGULAR MEETING.

Chairman Huffman announced the item from the agenda. Commissioner Avery made a motion, seconded by Chairman Huffman to approve the April 20, 2023 regular meeting minutes. The motion carried unanimously.

4.2 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOT 1 BLOCK 19, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2” TO CREATE SIX LOTS: “LOTS 1, 2, 3, 4, 5, & 6”. (SHORE DRIVE)

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 staff recommends approval. Commissioner Avery made a motion, seconded by Commissioner Rich to approve the proposed replat of “Lot 1, Block 19, The Shores Subdivision, Marina Village Phase, Section 2” to create six lots, “Lots 1, 2, 3, 4, 5, & 6”. The motion carried unanimously.

4.3 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 7 & 8 BLOCK 162, PADRE BEACH SUBDIVISION, SECTION XI” TO CREATE ONE LARGE LOT: “LOT 7A”. (111 E VERNA JEAN DR.)

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 staff recommends approval. Commissioner Turkington made a motion, seconded by Chairman Huffman to approve the proposed replat of “Lots 7 & 8, Block 162, Padre Beach Subdivision, Section XI” to create one large lot, “Lot 7A”. The motion carried unanimously.

4.4 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 3 & 4 BLOCK 168, PADRE BEACH SUBDIVISION, SECTION XI” TO CREATE ONE LARGE LOT: “LOT 4A”. (103 W CAROLYN DRIVE)

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 staff recommends approval. Chairman Huffman made a motion, seconded by Commissioner Turkington to approve the proposed replat of “Lots 3 & 4, Block 168, Padre Beach Subdivision, Section XI” to create one large lot, “Lot 4A”. The motion carried unanimously.

4.5 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 9 & 10 BLOCK 79, PADRE BEACH SUBDIVISION, SECTION VI” TO CREATE ONE LARGE LOT: “LOT 10A”. (104 W CAMPECHE STREET)

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 staff recommends approval. Commissioner Avery made a motion, seconded by Commissioner Turkington to approve the proposed replat of “Lots 9 & 10, Block 79, Padre Beach Subdivision, Section VI” to create one large lot, “Lot 10A”. The motion carried unanimously.

4.6 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 8 & 9 BLOCK 87, PADRE BEACH SUBDIVISION, SECTION VI” TO CREATE FOUR LOTS: “LOTS 8A, 8B, 9A, & 9B”. (206A, 206B, 204A, & 204B W ATOL STREET)

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 staff recommends approval. Commissioner Rich made a motion, seconded by Chairman Huffman to approve the proposed replat of “Lots 8 & 9, Block 87, Padre Beach Subdivision, Section VI” to create four lots, “Lots 8A, 8B, 9A, & 9B”. The motion carried unanimously.

5. ADJOURN

There being no further business to discussion; Chairman Huffman adjourned the meeting at 3:06 p.m.

Marta Martinez, Planning Coordinator

Chris Huffman, Chairman

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

MEETING DATE: June 15, 2023

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lot 5 Block 68, Padre Beach Subdivision, Section V" to create two lots: "Lots 5A & 5B". (E. Acapulco Street)

ITEM BACKGROUND

Joseph Gonzalez property owner of subject lot, request to replat Lot 5 Block 68, Padre Beach Subdivision, Section V to create two lots: "Lots 5A & 5B". The subject lots are located on the north side of E Kingfish Street, and are zoned "NT" Neighborhood Transition Character Zone. 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

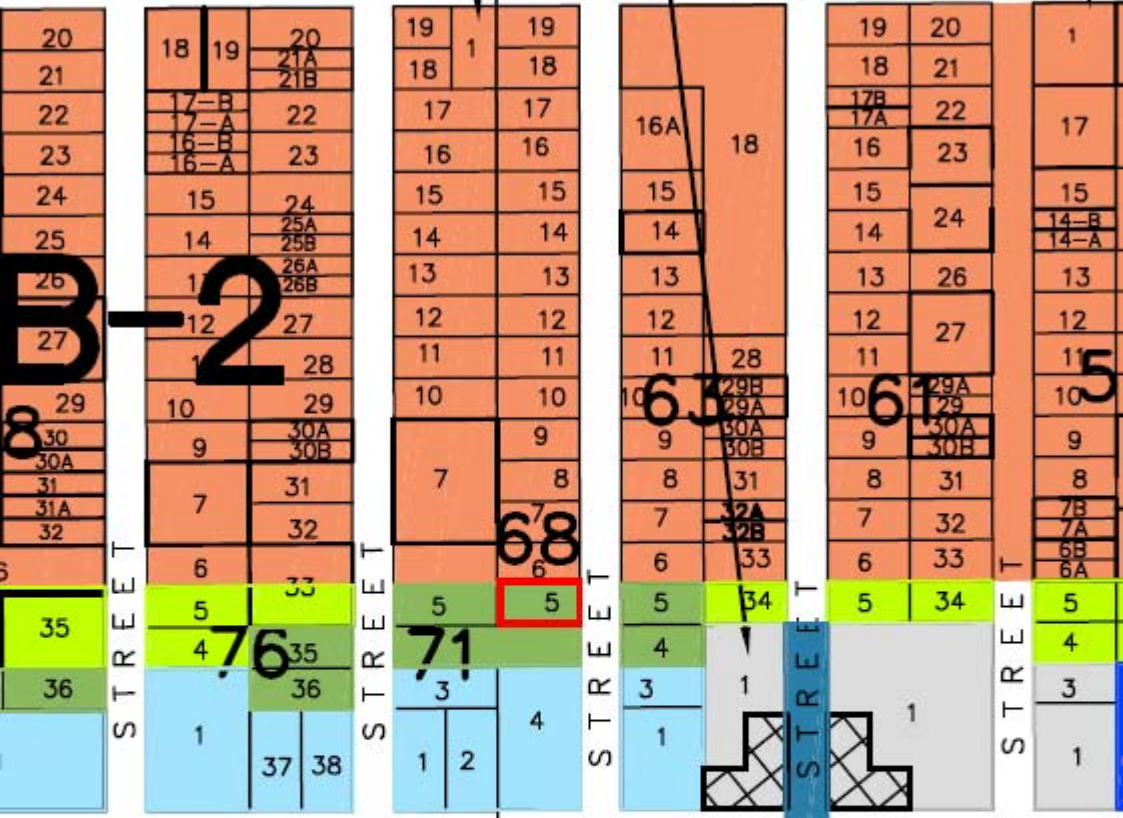
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Approved by Legal:

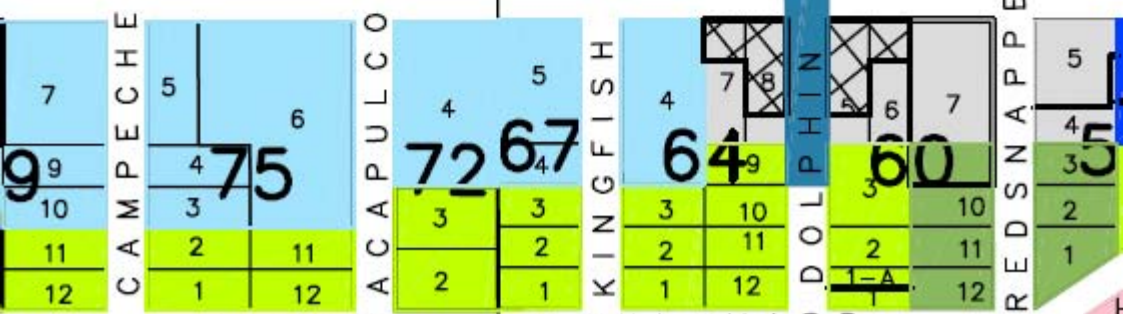
RECOMMENDATIONS/COMMENTS:

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.

GULF BOULEVARD



PADRE BOULEVARD



LAGUNA BOULEVARD

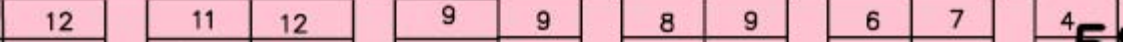


Table 5.1 – Schedule of Uses (Land Use)

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
Schools, libraries, and community halls	P	P	P	P	P	P	NP	P
Universities and Colleges	P	P	P	P	P	P	NP	P
Technical, trade, and specialty schools	P	P	P	P	P	P	NP	P
Hospitals (General and Special), primary care office, urgent care centers, and dental clinics	NP	NP	P	P	P	P	NP	P
Nursing, supervision, and other rehabilitation services (including Substance Abuse Clinics)	NP	NP	P/SUP	P/SUP	P/SUP	P/SUP	NP	P/SUP
Civic uses	P	P	P	P	P	P	NP	P
Social and fraternal organizations	P	P	P	P	P	P	NP	P
Social services and philanthropic organizations	P	P	P	P	P	P	NP	P
Public administration uses (including government uses, public safety, health and human services)	P	P	P	P	P	P	NP	P
Religious Institutions	P	P	P	P	P	P	P	P
Funeral homes	P	P	P	P	P	P	NP	P
Residential Uses								
Home Occupations such as a dressmaker, physician/surgeon/dentist offices, a musician/artist studio etc.	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Single family	SE	SE	SE	SE	SE	SE	SE	P
Multi-family residential (including apartment and condominiums)								
Ground floor	P/C	P/C	P/C	P/C	P/C	P/C	P	P
Upper floors	P	P	P	P	P	P	P	P
Residential Lofts	P	P	P	P	P	P	P	P
Weekend cottages	NP	NP	NP	NP	NP	NP	NP	P
Single-family residential attached dwelling unit (Townhomes)	SE	SE	P	P	P	P	P	P
Accessory residential unit (accessory building not exceed 50% of the floor area of the principal structure)	SE	SE	P/A	P/A	P/A	P/A	P/A	P/A
Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership	NA	NA	NA	NA	NA	NA	NA	NA
Short-term (less than 30 days) rentals	P	P	P	P	P	P	P	P
Mixed use structure (with uses allowed in the district)	P	P	P	P	P	P	P	P
Trailer parks (travel trailers)	NP	NP	NP	NP	NP	NP	NP	NP
Live-work unit	P	P	P	P	P	P	P	P
Other Uses								
Accessory uses (the sum of all accessory uses shall not constitute a total area larger than twenty (20) percent of the total building area of the principal use)	NP	NP	NP	NP	NP	NP	NP	P
Publishing (newspaper, books, periodicals, software)	P/C	P/C	P	P	P	P	NP	P
Motion picture and sound recording	P/C	P/C	P	P	P	P	NP	P
Telecommunications and broadcasting	P/C	P/C	P	P	P	P	NP	P
Information services and data processing	P/C	P/C	P	P	P	P	NP	P
Model homes or field offices for sales and promotion (until all the homes are sold; building permit is required and shall be valid for a one (1) year period; renewable if sales are still active)	P	P	P	P	P	P	P	P
Bed and Breakfast Establishments	NP	NP	NP	NP	P	P	P	P
Hotels and motels	P	P	P	P	P	P	NP	P
Hotels, motels and condominiums with more than twelve (12) units may include within the premises such businesses as bars, food establishments, barber shops, beauty parlors and other similar businesses	P	P	P	P	P	P	NP	P
Commercial parking	P/C	P/C	P/C	P/C	P/C	P/C	NP	P/C
Temporary commercial parking*	P	P	P	P	P	P	NP	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
Helicopter 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

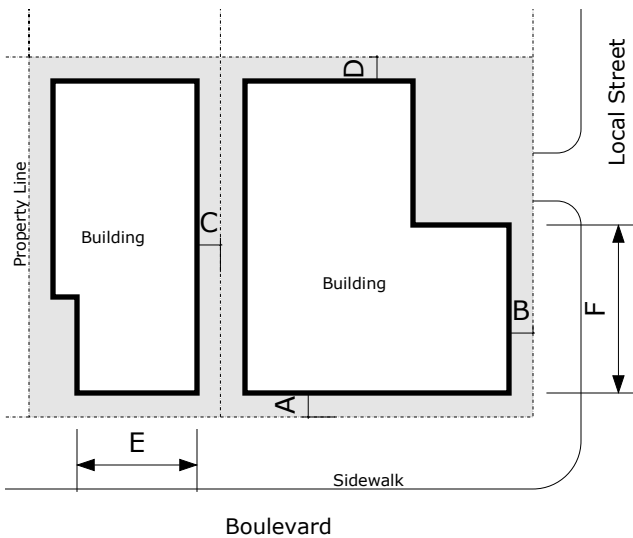
NA: Not applicable

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.)

**PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE
6.7 NEIGHBORHOOD TRANSITION CHARACTER ZONE**

6.7.1 Building Placement



(i) Build-to-Zone (From property line)		
Boulevard	10'-75'	A
Local Street	None	B
Pedestrian Priority St.	5'-20'	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	50% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	F

6.7.3 Parking

- (i) Location Priority
 1. Behind a building;
 2. Next to a building;
 3. Front parking; and
 4. 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;

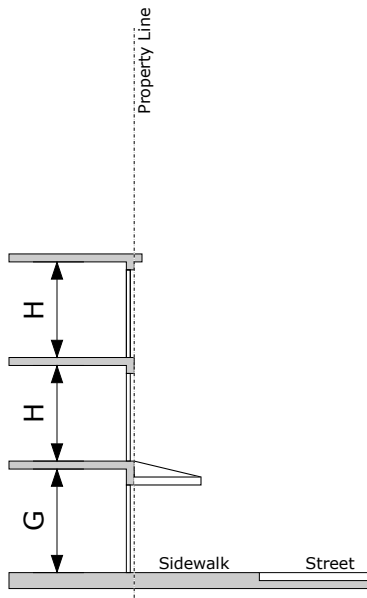
- (ii) Design Criteria
 1. Min. 3 feet behind the property line.
 2. No side/rear setback for parking;
 3. Non-residential uses
 - Min. 1 space/500 SF (gross)
 4. Residential uses
 - Min. 1.5 space/unit
 5. Lodging uses
 - 0.75 spaces/lodging room
 6. Floor to floor heights shall not apply to parking 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.

6.7.2 Building Height



- (i) Max. Building Height: 3 stories
- (ii) 1st Floor Ceiling Height: 12' min. G
- (iii) Upper Floor(s) Ceiling Height: 8' 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.

METES AND BOUNDS DESCRIPTION

BEING 0.115 ACRE (5,000 SQ. FT.) OF LAND, MORE OR LESS, BEING ALL OF LOT FIVE (5), BLOCK SIXTY-EIGHT (68), PADRE BEACH SECTION V SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 68, MAP RECORDS OF CAMERON COUNTY, TEXAS,

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 5, AND BEING THE ON THE NORTH RIGHT-OF-WAY LINE OF KINGFISH STREET (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID KINGFISH STREET, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 50.0 FEET TO A PUNCHMARK FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 5, NORTH 06 DEG. 22 MIN. WEST, A DISTANCE OF 100.0 FEET TO A PUNCHMARK FOUND AT THE NORTHWEST CORNER OF SAID LOT 5, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 5, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, FOR THE NORTHEAST CORNER OF THIS TRACT;

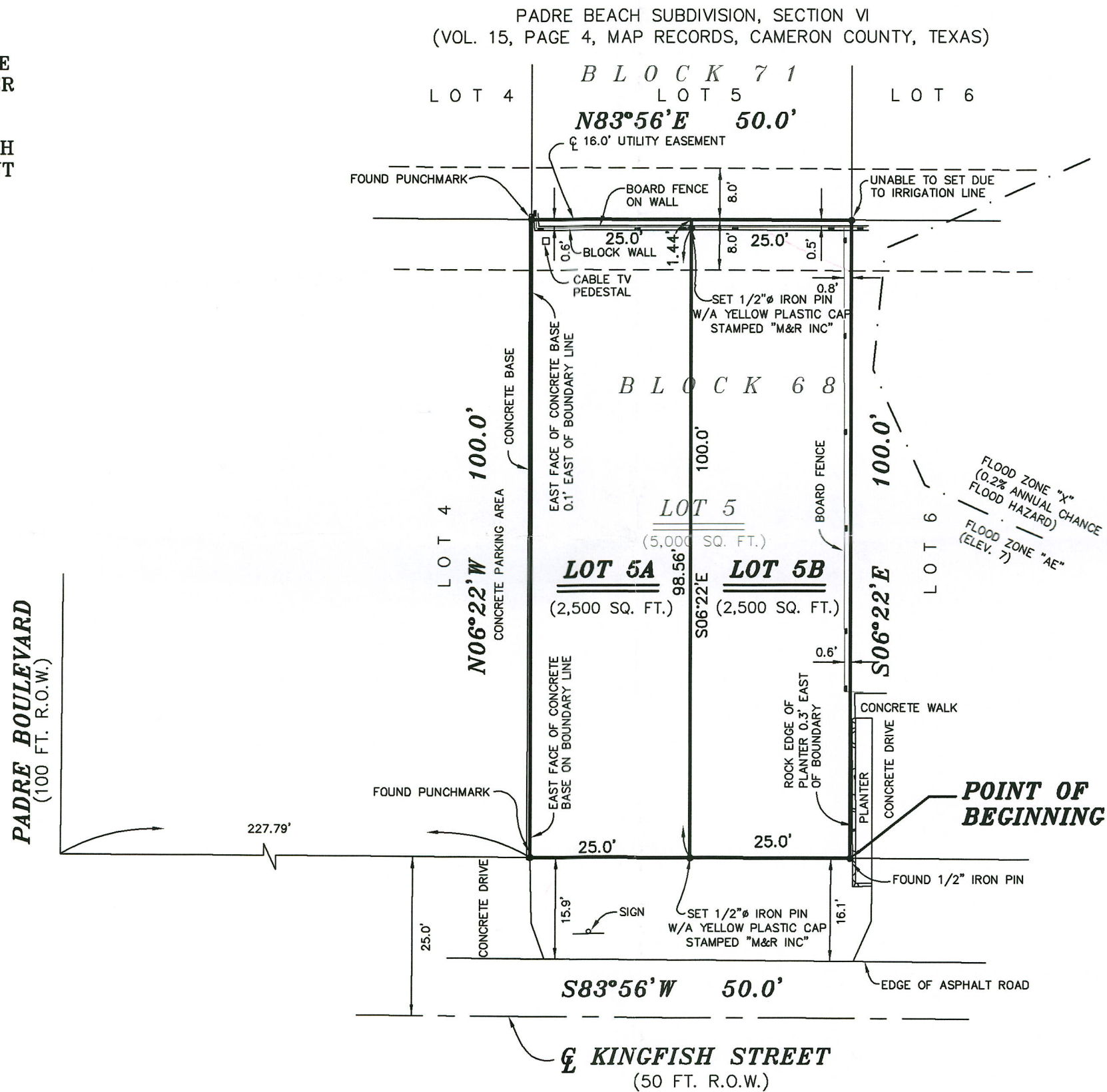
THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 5, SOUTH 06 DEG. 22 MIN. EAST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.115 ACRE OF LAND, MORE OR LESS.

NOTES:

1. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510 F, EFFECTIVE FEBRUARY 16, 2018.
2. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE KINGFISH STREET WAS USED AS THE BASIS OF BEARING.
3. THIS TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 547, PAGE 573, DEED RECORDS, CAMERON COUNTY, TEXAS.
4. THIS TRACT LIES IN ZONING CODE "NT" (NEIGHBORHOOD TRANSITION CHARACTER ZONE) AS PER THE CITY OF SOUTH PADRE ISLAND ZONING CODES.
5. SETBACKS ARE PER NEIGHBORHOOD TRANSITION CHARACTER ZONE.

BUILD-TO-ZONE (FROM PROPERTY LINE)	NONE
FRONT SETBACKS	
SIDE	0' MIN.
REAR	0' MIN.
REAR TOWARD A SINGLY FAMILY RESIDENTIAL LOT	10' MIN.



MERIDIAN OF PADRE BEACH SECTION V

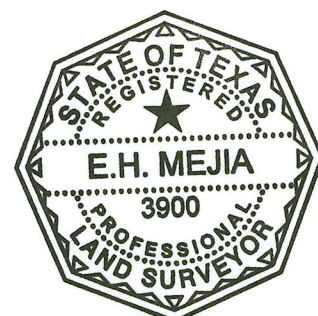
OWNER: JOSEPH GONZALES
6737 GREENDALE CT. NORTH
RICHLAND HILLS TX 76180

PRELIMINARY PLAT OF LOTS 5A AND 5B, BLOCK 68, PADRE BEACH SECTION 5 BEING A REPLAT OF

LOT 5, BLOCK 68, PADRE BEACH SUBDIVISION, SECTION V, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 14, PAGE 68, MAP RECORDS, CAMERON COUNTY, TEXAS.

SURVEYED FOR: JOSEPH GONZALES

The undersigned hereby certifies that the survey described hereon was made on the ground on MARCH 27, 2023; 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.



E.H. Mejia
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@gmail.com

G.F. NO. N/A JOB NO. 22124
Gene G. Orive Jr.

METES AND BOUNDS DESCRIPTION

BEING 0.115 ACRE (5,000 SQ. FT.) OF LAND, MORE OR LESS, BEING ALL OF LOT FIVE (5), BLOCK SIXTY-EIGHT (68), PADRE BEACH SECTION V SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 68, MAP RECORDS OF CAMERON COUNTY, TEXAS.

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 5, AND BEING THE ON THE NORTH RIGHT-OF-WAY LINE OF KINGFISH STREET (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID KINGFISH STREET, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 50.0 FEET TO A PUNCHMARK FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 5, NORTH 06 DEG. 22 MIN. WEST, A DISTANCE OF 100.0 FEET TO A PUNCHMARK FOUND AT THE NORTHWEST CORNER OF SAID LOT 5, FOR THE SOUTHWEST CORNER OF THIS TRACT;

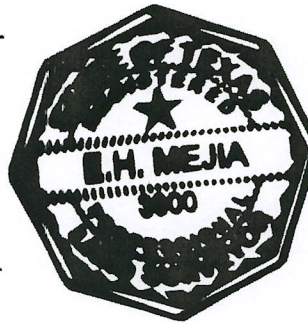
THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 5, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 5, SOUTH 06 DEG. 22 MIN. EAST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.115 ACRE OF LAND, MORE OR LESS.

- NOTES:
- THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510 F, EFFECTIVE FEBRUARY 16, 2018.
 - MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE KINGFISH STREET WAS USED AS THE BASIS OF BEARING.
 - THIS TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 547, PAGE 573, DEED RECORDS, CAMERON COUNTY, TEXAS.
 - THIS TRACT LIES IN ZONING CODE "NT" (NEIGHBORHOOD TRANSITION CHARACTER ZONE) AS PER THE CITY OF SOUTH PADRE ISLAND ZONING CODES.
 - SETBACKS ARE PER NEIGHBORHOOD TRANSITION CHARACTER ZONE. BUILD-TO-ZONE (FROM PROPERTY LINE)
FRONT SETBACKS NONE
SIDE 0' MIN.
REAR 0' MIN.
REAR TOWARD A SINGLY FAMILY RESIDENTIAL LOT 10' MIN.

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 DISTANCE ARE IN FEET AND DECIMALS THEREOF.

E. H. Mejia
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 ALL OF LOT FIVE (5), BLOCK SIXTY-EIGHT (68), PADRE BEACH SECTION V SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 14, PAGE 68, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: *Tony Y. Jurrie* 4/18/23
TONY Y. JURRIE, 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 06/05/2023
CARLOS J. GALVAN, JR. - GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

STATE OF TEXAS
COUNTY OF CAMERON

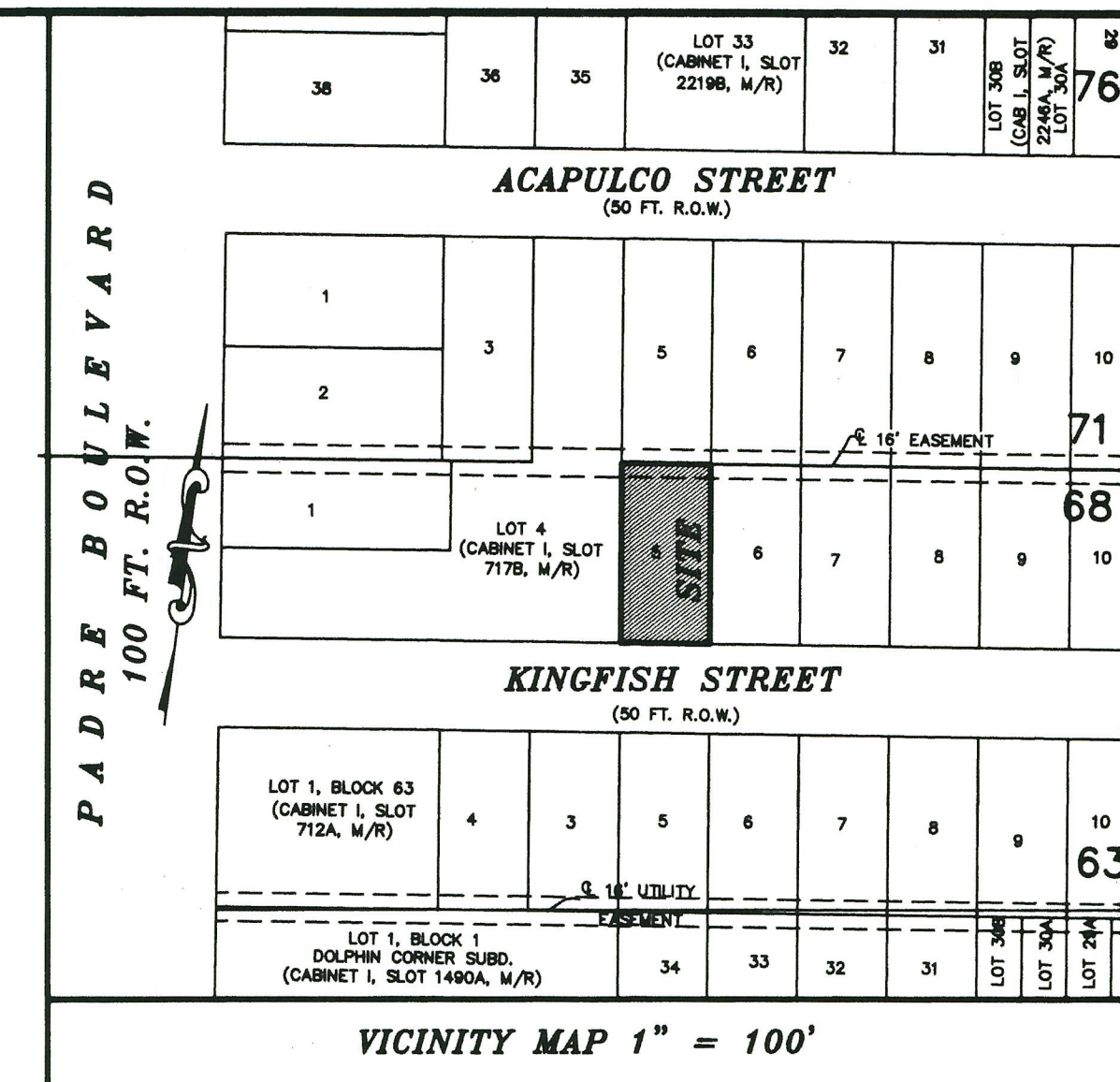
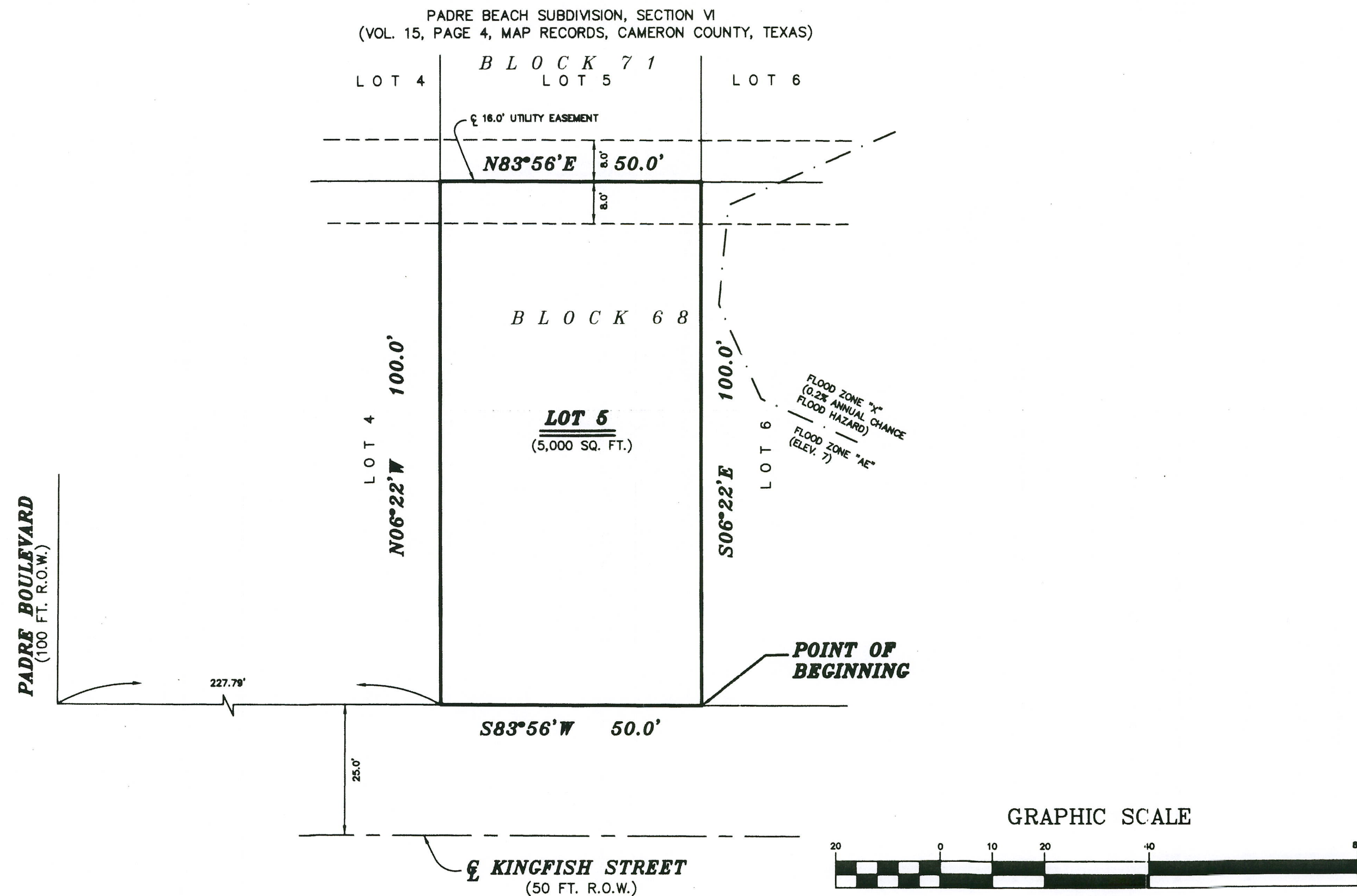
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 2023.

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

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 _____ 2023 AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

By: _____ Deputy

PADRE BEACH SUBDIVISION, SECTION VI
(VOL. 15, PAGE 4, MAP RECORDS, CAMERON COUNTY, TEXAS)



STATE OF TEXAS
COUNTY OF TARRANT
I, THE UNDERSIGNED, JOSEPH GONZALES, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 5A AND 5B, BLOCK 68, PADRE BEACH SECTION V", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETQ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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.

Joseph Gonzales 5/9/2023
JOSEPH GONZALES, OWNER DATE

STATE OF TEXAS
COUNTY OF TARRANT

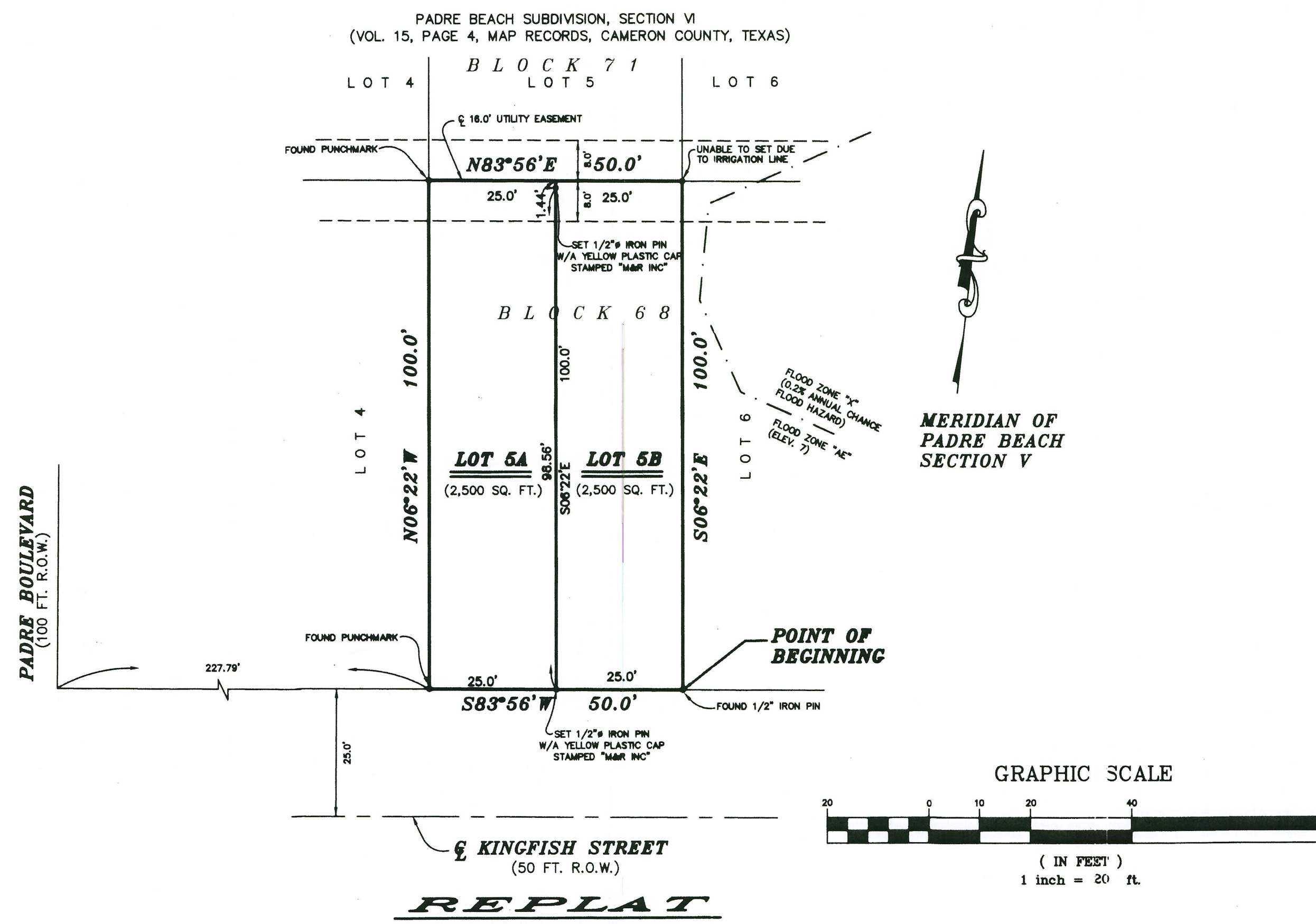
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JOSEPH GONZALES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF May 2023.

Andrea Shaw
NOTARY PUBLIC
ANDREA SHAW
NOTARY PUBLIC, STATE OF TEXAS
MY COM. EXP. 08/21/26
NOTARY ID 131894827

Tarrant COUNTY

PADRE BEACH SUBDIVISION, SECTION VI
(VOL. 15, PAGE 4, MAP RECORDS, CAMERON COUNTY, TEXAS)



FINAL PLAT OF LOTS 5A AND 5B, BLOCK 68, PADRE BEACH SECTION 5 BEING A REPLAT OF LOT 5, BLOCK 68, PADRE BEACH SUBDIVISION, SECTION V, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 14, PAGE 68, MAP RECORDS, CAMERON COUNTY, TEXAS.

PREPARED FOR:
JOSEPH GONZALES
Mejia & Rose, Incorporated
Engineering Surveying
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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
OWNER: JOSEPH GONZALES
6737 GREENDALE CT. NORTH
RICHLAND HILLS TX 76180 G.F. NO. N/A
JOB NO. 22124
Gene C. Ortle Jr.