

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

**THURSDAY, JULY 15, 2021**  
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. Approve Minutes of the June 17, 2021 Regular Meeting.

4.2. PUBLIC HEARING to discuss the request to rezone Lot 3 Block 202, Fiesta Isles Subdivision (Padre Beach, Section XII) from District "E" - Low Density Residential - Single-Family and Townhouse Dwelling District to "NC" Neighborhood Crossing Character Zone. (Yehuda Azoulay, owner)

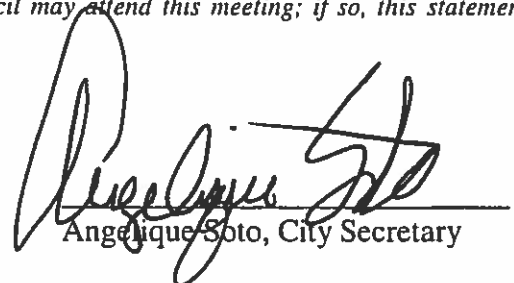
4.3. DISCUSSION AND ACTION regarding the request to rezone Lot 3 Block 202, Fiesta Isles Subdivision (Padre Beach, Section XII) from District "E" - Low Density Residential - Single-Family and Townhouse Dwelling District to "NC" Neighborhood Crossing Character Zone. (Yehuda Azoulay, owner)

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 JULY 2021

  
Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON JULY 9, 2021, 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:** July 15, 2021

**NAME & TITLE:** Marta Martinez

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Approve Minutes of the June 17, 2021 Regular Meeting.

**ITEM BACKGROUND**

Approve June 17, 2021 Minutes.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

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

**THURSDAY, JUNE 17, 2021**

**1. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, June 17, 2021 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gary Olle called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Howard Avery, Gordon Garlock, Norris Fletcher, Chris Huffman, and Dina Rich. Member with an excused absence was Joseph Praster.

City staff members present were: Public Works Director C. Alejandro Sanchez and Planning Coordinator Marta Martinez.

**2. PLEDGE OF ALLEGIANCE**

Chairman Olle led the Pledge of Allegiance.

**3. PUBLIC COMMENTS AND ANNOUNCEMENTS**

None

**4. DISCUSSION AND ACTION.**

**4.1 APPROVE MINUTES OF MAY 20, 2021 REGULAR MEETING.**

Commissioner Fletcher made a motion, seconded by Commissioner Avery to approve the May 20, 2021 regular meeting minutes as submitted. Motion carried unanimously.

**4.2 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 7, 8, 9 & 10 BLOCK 115, PADRE BEACH SUBDIVISION, SECTION VIII” TO CREATE ONE LARGE LOT: “LOT 7”. (4105 PADRE BLVD)**

Commissioner Garlock made a motion, seconded by Commissioner Avery to approve the replat of “Lots 7, 8, 9 & 10 Block 115, Padre Beach Subdivision, Section VIII” to create one large lot, “Lot 7”. Motion carried unanimously.



**4.3 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOT 7, BLOCK 8, SUNNY ISLE SUBDIVISION” TO CREATE TWO LOTS: “LOTS 7A & 7B”. (111 W SUNNY ISLE DRIVE)**

Commissioner Garlock made a motion, seconded by Commissioner Fletcher to approve the replat of “Lot 7, Block 8, Sunny Isle Subdivision” to create two lots, “Lots 7A & 7B”. Motion carried unanimously.

**4.4 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 1, 2 & 3, BLOCK 202, FIESTA ISLE SUBDIVISION (PADE BEACH, SECTION XII)” TO CREATE ONE LARGE LOT: “LOT 1A”. (6000 PADRE BLVD)**

Commissioner Huffman made a motion, seconded by Commissioner Garlock to approve the preliminary replat and conditionally approve the final replat of “Lots 1, 2, & 3, Block 202, Fiesta Isle Subdivision (Padre Beach, Section XII)” to create one large lot, “Lot 1A” subject to rezoning Lot 3, Block 202. Motion carried unanimously.

**4.5 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 8, 9 & 10 BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2” TO CREATE ONE LARGE LOT: “LOT 9A”. (8311 MARINA DRIVE)**

Commissioner Garlock made a motion, seconded by Commissioner Huffman to approve the replat of “Lots 8, 9 & 10, Block 17, The Shores Subdivision, Marina Village Phase, Section 2” to create one large lot, “Lot 9A”. Motion carried unanimously.

**4.6 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 3 & 4, BLOCK 103, PADRE BEACH SUBDIVISION, SECTION VII AND SUPER SUB MOVIE PUB SUBDIVISION” TO CREATE ONE LARGE LOT: “LOT 4, BLOCK 103, PADRE BEACH SUBDIVISION, SECTION VII”. (3901 PADRE BLVD)**

Commissioner Huffman made a motion, seconded by Commissioner Fletcher to approve the replat of “Lots 3 & 4, Block 103, Padre Beach Subdivision, Section VII and Super Sub Movie Pub Subdivision” to create one large lot, “Lot 4, Block 103, Padre Beach Subdivision, Section VII”. Motion carried unanimously.

**5. ADJOURN**

There being no further business to discussion; Chairman Olle adjourned the meeting at 3:14 p.m.

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Marta Martinez, Planning Coordinator

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Gary Olle, Chairman

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

**MEETING DATE:** July 15, 2021

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

PUBLIC HEARING to discuss the request to rezone Lot 3 Block 202, Fiesta Isles Subdivision (Padre Beach, Section XII) from District "E" - Low Density Residential - Single-Family and Townhouse Dwelling District to "NC" Neighborhood Crossing Character Zone. (Yehuda Azoulay, owner)

**ITEM BACKGROUND**

Staff has received an application for a request to rezone the properties mentioned above from the "E" Zoning District to "NC" Character Zone. A copy of the application is attached to the following agenda item.

As per State law, a Notice of Public Hearing was placed in the Port Isabel Press that ran on Thursday, July 1, 2021, and notices to property owners within two-hundred feet of the subject property were mailed on: Monday, June 28, 2021 informing them of this request.

The following is the public hearing outline form:

- A. The Commission Chairman opens the public hearing.
- B. Staff presents information regarding the proposed amendment.
- C. Presentations and/or comments from the public.
- D. The Commission 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.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

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

**MEETING DATE:** July 15, 2021

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

DISCUSSION AND ACTION regarding the request to rezone Lot 3 Block 202, Fiesta Isles Subdivision (Padre Beach, Section XII) from District "E" - Low Density Residential - Single-Family and Townhouse Dwelling District to "NC" Neighborhood Crossing Character Zone. (Yehuda Azoulay, owner)

**ITEM BACKGROUND**

Staff has received an application request to rezone the properties mentioned above from the "E" Zoning District to "NC" Character Zone. A copy of the application is attached as is an enlarged map of the area.

The Zoning Ordinance setback and use list for each of these districts is attached.

The Planning and Zoning Commission approved the preliminary plat and Conditionally approved the Final plat subject to rezoning at there June 17, 2021 Meeting.

To consider rezoning various criteria should be considered:

- 1) Consistent with the Comprehensive Plan
2. Consistent with surrounding area
- 3) Reasonable change
- 4) Public Input

The Commission has the following options:

- 1) To recommend to the City Council that this property be rezoned to "NC" Character Zone.
- 2) To recommend to the City Council that this property NOT be rezoned to "NC" Character Zone.
- 3) To table this matter to a specified date and time, for further discussion and/or deliberation.

Staff has no recommendation and will leave it to the discretion of the Planning and Zoning Commission and/or the City Council.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

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

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

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for both the Laguna and Gulf Boulevard frontages or corner lots shall be ten (10) feet.

(2) *Side yards:*

- (a) There shall be a side yard on each side of the lot having a clear width of not less than five (5) feet, including projections of the side of the building such as eaves, cornices, porches, stairways, carports, etc.
- (b) In all cases where the side yard is adjacent to a side street, the side yard shall not be less than ten (10) feet.
- (c) Where canals, bay front, beach front, and/or yacht basins occur at the side of lots, buildings may extend to the bulkhead abutting such canals, bay front, beach front, and/or yacht basins.

(3) *Rear yards.* Same as District "A" (minimum of 20 feet), except:

- (a) The structure may have decks and/or balconies extending within 10 feet of the rear property line, as long as said decks or balconies are not enclosed and shall only have enclosures thereabouts as may be required as a good building practice. Any open deck or patio that undertakes to extend beyond the twenty (20) feet rear yard setback within ten (10) feet of the rear property line as provided for herein, shall be erected or placed in such a manner after a permit specifically therefore is issued by the Building Inspector. The open deck allowed within said area may not in any manner be enclosed, and by way of illustration and not by limitation, such as awnings, shutters, walls or having fixtures or any other type of device other than that which is required as a safety measure under the Building Codes. Any subsequent enclosure on a lawfully extended deck hereunder shall be deemed a violation of this Ordinance.
- (b) Where canals, bay front, beach front, and/or yacht basins occur at the rear of lots, buildings may extend to the bulkhead abutting such canals, bay front, beach front, and/or yacht basins.

(4) *Area of lot:*

- (a) For a single-family dwellings the minimum area of a lot shall be 5,000 square feet, or as recorded in the County Courthouse as of November 7, 1979.
- (b) For attached single-family Townhouse dwellings, the minimum area of a lot shall be 2,500 square feet per dwelling unit.

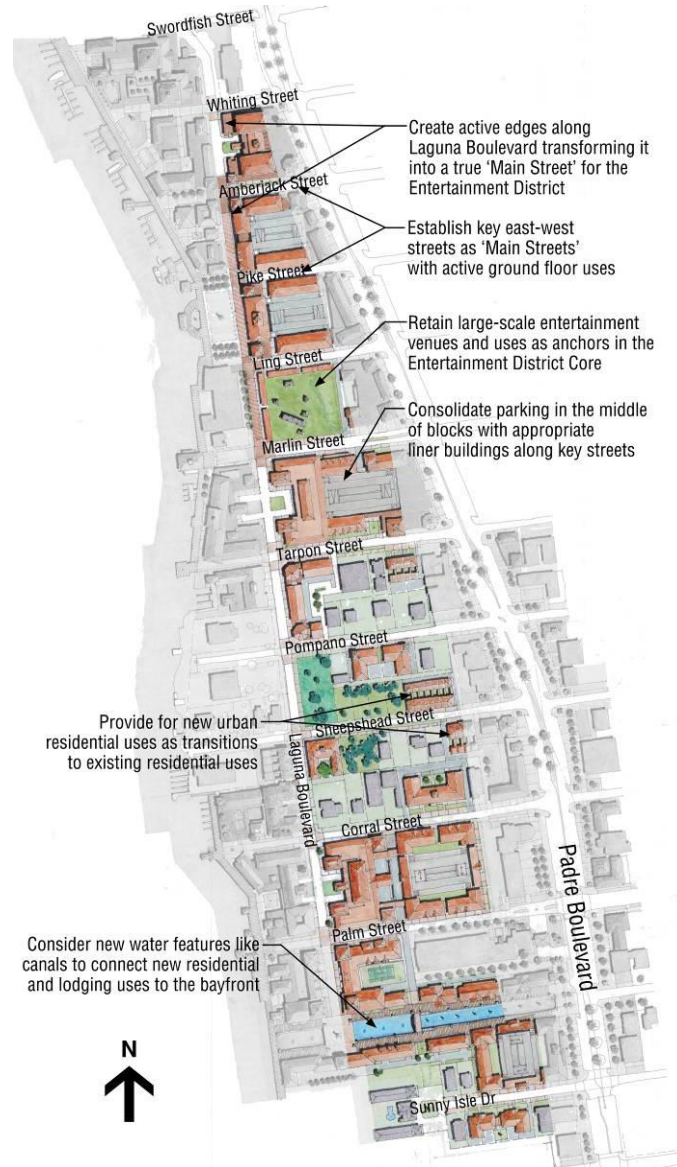
(5) *Width of lot:*

- (a) For a single-family dwelling, the minimum width of a lot shall be fifty (50) feet.
- (b) For attached single-family Townhouse dwellings, the minimum width of a lot shall be twenty-five (25) feet.



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- (6) *Depth of lot.* The minimum depth of a lot shall be one hundred (100) feet.
  - (7) *Sanitation.* There shall be no sewage disposal without water carriage. Chemical toilets may be erected on a temporary basis during construction only.
  - (8) *Special Area Requirements.* In no instance shall more than four (4) single-family attached Townhouses be connected as a single unit.
  - (9) *Driveways.* All driveways shall be limited to a maximum of twenty-six (26) lineal feet in width. No driveway shall extend beyond the required five (5) foot sideyard setback on either side of the residence. For Townhouse uses, an additional minimum open space area of one (1) foot on each Townhouse lot shall be required between the driveways of each adjoining Townhouse along the length of the common, interior property line for the length of the driveway.
  - (10) Reserved.
  - (11) Any condominium building which existed on August 3, 1994 that does not conform to the height limitations of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on August 3, 1994.
  - (12) Any structure which exists on August 3, 1994 that does not conform to the standards of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on August 3, 1994.
  - (13) Any land use that exists on August 3, 1994 that does not conform to the standards of the District "E" shall be deemed a conforming use and may continue the use as it was on August 3, 1994.

SECTION 20-8.1 APPENDIX "Z" PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE



- Create active edges along Laguna Boulevard transforming it into a true 'Main Street' for the Entertainment District
- Establish key east-west streets as 'Main Streets' with active ground floor uses
- Retain large-scale entertainment venues and uses as anchors in the Entertainment District Core
- Consolidate parking in the middle of blocks with appropriate liner buildings along key streets

Provide for new urban residential uses as transitions to existing residential uses

Consider new water features like canals to connect new residential and lodging uses to the bayfront

# Padre Boulevard and Entertainment District Form-Based Code

September, 2015

Originally Prepared by  
Gateway Planning Group, Inc.

Revised by  
Department of Development Services



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- Building Form and Development Standards in Section 6.2 of this PBED Code.
- 4.2.2 Entertainment District Core – The Entertainment District Core Zone is intended to encourage the development of the area consistent with the vision for the Entertainment District that connects to the Bayfront to Padre Boulevard. The Entertainment District is intended to have the highest intensity of retail, restaurant, residential, and destination entertainment uses. Development standards will emphasize a pedestrian orientation along Laguna Blvd and key east-west streets such as Amberjacks, Ling and Marlin Streets. Development within the Entertainment District Core Zone shall meet the Building Form and Development Standards in Section 6.3 of this PBED Code.
  - 4.2.3 Neighborhood Crossing – The Neighborhood Crossing Zone is intended to encourage the development of activity nodes with a range of commercial and residential uses at key locations along Padre Boulevard that provide bay to beach connectivity. The Neighborhood Crossing Zone shall meet the Building Form and Development Standards in Section 6.4 of this PBED Code.
  - 4.2.4 Town Center Crossing – The Town Center Crossing Zone is intended to create a development node centered on major civic and public uses. Development standards will emphasize the creation and preservation of a strong public/civic identity at this crossing. Development within the Town Center Crossing Zone shall meet the Building Form and Development Standards in Section 6.4 of this PBED Code.
  - 4.2.5 Padre Boulevard North – The Padre Boulevard North Zone is intended to provide for more flexible, market based development vision that balances pedestrian orientation with auto-oriented development. Development standards will focus on establishing specific criteria under which developers could propose alternative/unique standards to implement a more market responsive project. Development within the Padre Boulevard North Zone shall meet the Building Form and Development Standards in Section 6.5 of this PBED Code.
  - 4.2.6 Padre Boulevard Central – The Padre Boulevard Central Zone is intended to establish consistent site development standards along Padre Boulevard that creates a more continuous pedestrian realm. Development within the Padre Boulevard Central Zone shall meet the Building Form and Development Standards in Section 6.6 of this PBED Code.
  - 4.2.7 Padre Blvd South – The Padre Blvd South Zone is intended to encourage the redevelopment of the southern portion of Padre Boulevard as a true gateway to the Island. It is also intended to ensure that development along the Boulevard connects the Entertainment District to the beach. Development within the Padre Boulevard South Zone shall meet the Building Form and Development Standards in Section 6.6 of this PBED Code.
  - 4.2.8 Neighborhood Transition – The Neighborhood Transition Zone is intended to provide for a range of smaller scale commercial (retail, office, and live-work) and residential transitions between Padre Boulevard and the neighborhoods to the east and west of the boulevard. Development standards will emphasize keeping a smaller building scale to be compatible with

**V. Schedule of Permitted Uses**

**5.1 Permitted Uses.** Due to the emphasis on urban form over land uses in the District, general use categories have been identified by Character Zone. Uses not listed in the following schedule (Table 5.1), but are substantially similar, may be permitted upon approval of the City Manager or designee, subject to City Council appeal.

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
<b>Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)</b>								
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
<b>Arts, Entertainment, and Recreation Uses</b>								
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
<b>Educational, Public Administration, Health Care and Other Institutional Uses</b>								
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
<b>Residential Uses</b>								
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
<b>Other Uses</b>								
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
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.)



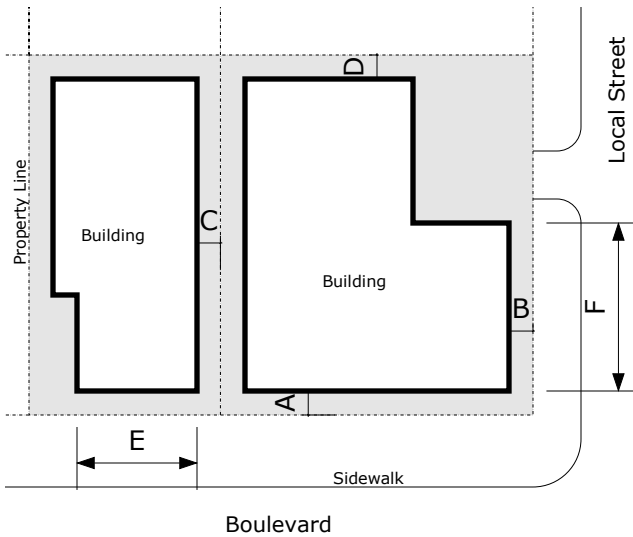
**5.2 Use Criteria:** All uses listed as P/C in Table 5.1 shall also meet the following standards in Table 5.2

<b>Table 5.2 – Use Criteria</b>	
<i>Use</i>	<i>Location &amp; Design Criteria</i>
<b>Non-Residential Uses</b>	
Auto-related Sales and Service	<ul style="list-style-type: none"> <li>The building design shall conform to the requirements of the Padre Boulevard and Entertainment District Design Guidelines.</li> <li>Accessory structures, including canopies, kiosks, and car wash buildings, shall conform to or compliment the project architectural theme. This includes similar roof styles, column types, materials, textures, and colors.</li> <li>Service bays and car wash tunnel openings shall be oriented away from street view and screened from adjacent sites. If service bays and car wash openings toward street view are necessary, dense landscaping and/or architectural treatments shall be provided to screen and/or mitigate unattractive views and features from the street.</li> <li>Cross access connection shall be required for a mechanic shop to achieve a better screening.</li> <li>Building colors should emphasize earth tones. The use of highly reflective or glossy materials should be limited and will not be appropriate in all contexts.</li> <li>Such uses shall be designed so as to mitigate any negative impact on residential uses, including orientation and buffers.</li> <li>Where adjacent to residential zoning or residential uses, self-service or automatic car washes shall have sound attenuation devices, such as doors or screen walls, located at the entrances and/or exits of the car wash.</li> <li>All equipment within car wash tunnels shall be contained within the building.</li> <li>All vehicles under repair and equipment within repair bays shall be contained within the building and shall not be visible from outside.</li> <li>Canopy lighting shall be recessed and flush with its underside (ceiling).</li> <li>Full-service car washes shall provide shaded plazas and/or indoor waiting areas for customers.</li> <li>Gas pumps, canopies, and/or service bays shall not be located along any Pedestrian Priority Street frontage.</li> <li>Any buildings associated with the use shall also have a pedestrian entrance at a Pedestrian Priority Street and/or the Boulevard.</li> <li>No outdoor storage of vehicles or other products sold shall be permitted. All auto-related sales display shall be inside storefronts.</li> </ul>
Any permitted use with a drive through facility	<ul style="list-style-type: none"> <li>All drive through access (driveways) shall be from a street with a higher hierarchy.</li> <li>Drive through lanes and/or canopies shall not have frontage along any Pedestrian Priority Streets.</li> </ul>
<b>Residential Uses</b>	
Multi-family residential Ground Floor	<ul style="list-style-type: none"> <li>All ground floors along all Pedestrian Priority and Boulevard Frontages shall be built to Commercial Ready standards. Ground floors may be occupied by residential uses.</li> </ul>
<b>Other Uses</b>	
Publishing (newspaper, books, periodicals, software)	<ul style="list-style-type: none"> <li>Shall only be permitted on the upper floors of buildings</li> </ul>
Motion Picture and sound recording	
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc)	
Information services and data processing	
Parking, surface (primary use of property)	<ul style="list-style-type: none"> <li>Shall be permitted as an interim use of property (3 year increments)</li> <li>New surface parking shall be set back a minimum of 30' from the edge of the right-of-way of Pedestrian Priority Streets.</li> <li>New surface parking shall not be located at a street intersection for minimum of 30' along each street.</li> </ul>
Sales from Kiosks	<ul style="list-style-type: none"> <li>Kiosks shall only be permitted on civic/open spaces.</li> <li>Kiosks shall be no larger than 150 sq.ft. in area and no taller than 18' in height.</li> <li>Kiosk locations shall not impede pedestrian pathways or entrances to buildings</li> <li>Kiosks from which merchandise or food is sold shall be attended when open for business.</li> <li>Kiosks shall be constructed of similar materials or given a similar finish as adjacent buildings.</li> </ul>

<b>Table 5.2 – Use Criteria</b>	
<i>Use</i>	<i>Location &amp; Design Criteria</i>
	<ul style="list-style-type: none"> <li>All sides of a kiosk shall have a finished look with no externally visible utility equipment.</li> </ul>
Community Garden	<ul style="list-style-type: none"> <li>Shall be no larger than 0.5 acres</li> <li>Gardens shall be enclosed by a fence on all open sides.</li> <li>Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges.</li> <li>Fencing Materials:                             <ul style="list-style-type: none"> <li><u>Permitted</u>: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel</li> <li><u>Not permitted</u>: chain link, bobbed wire, vinyl, un-painted/stained pressure treated wood, plywood</li> </ul> </li> </ul>
Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	<ul style="list-style-type: none"> <li>Antennas shall be permitted on rooftops.</li> <li>Antennas shall be screened entirely with a screen of same color as the principal building.</li> <li>Antennas shall not be visible from adjacent Pedestrian Priority Street.</li> </ul>
Rain water harvesting equipment	<ul style="list-style-type: none"> <li>Rain water harvesting equipment may not be installed along Pedestrian Priority Streets.</li> <li>On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.</li> </ul>
Utility equipment (includes electrical transformers, gas meters, etc)	<ul style="list-style-type: none"> <li>Utility equipment shall not be installed with frontage on Pedestrian Priority Streets.</li> <li>On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.</li> </ul>
Commercial Parking	<ul style="list-style-type: none"> <li>New surface parking shall be set back a minimum of 30' from the edge of the right-of-way of Pedestrian Priority Streets.</li> <li>New surface parking shall not be located at a street intersection for minimum of 30' along each street.</li> <li>Commercial parking shall not be allowed along any pedestrian priority street frontage.</li> </ul>

**6.4 TOWN CENTER & NEIGHBORHOOD CROSSING CHARACTER ZONE**

**6.4.1 Building Placement**



- (i) Build-to-Zone (From property line)
 

Boulevard	10'-25'	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
 

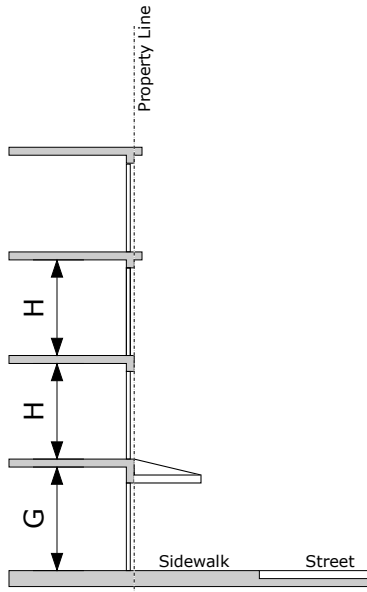
Boulevard	50% min.	E
Local Street	None	F
Pedestrian Priority St.	50% min.	F

**6.4.3 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/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.

**6.4.2 Building Height**



- (i) Max. Building Height
 

Town Center	6 stories
Neighborhood Crossing	4 stories
- (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.



# 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) 3  
 Block(s) 202  
 Section(s) / Subdivision Fiesta Isles Subdivision  
 Intended Use of Property: \_\_\_\_\_  
 Zoning District(s): "E" District to "NC"

PROPERTY OWNER: Yehuda Azoulay  
 OWNER MAILING ADDRESS: 1314 Padre Blvd  
 CITY, STATE, ZIP: SPT, TX 78597  
 PHONE NUMBER: (954) 571-8273  
 FAX NUMBER: (\_\_\_\_) \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

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

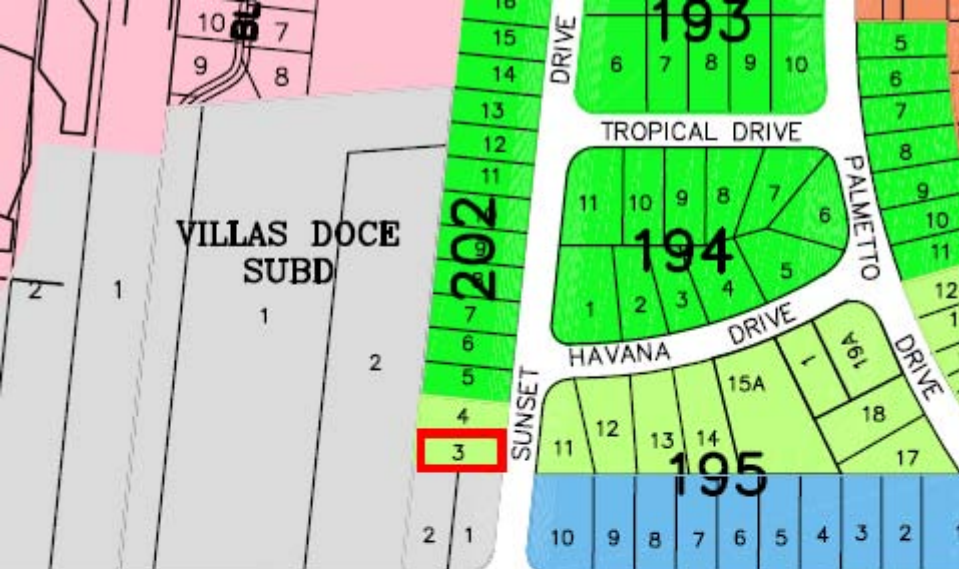
APPLICANT (if different from Owner): Same as owner  
 APPLICANT MAILING ADDRESS: \_\_\_\_\_  
 CITY, STATE, ZIP: \_\_\_\_\_  
 PHONE NUMBER: (\_\_\_\_) \_\_\_\_\_  
 FAX NUMBER: (\_\_\_\_) \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

**Include with this application:**

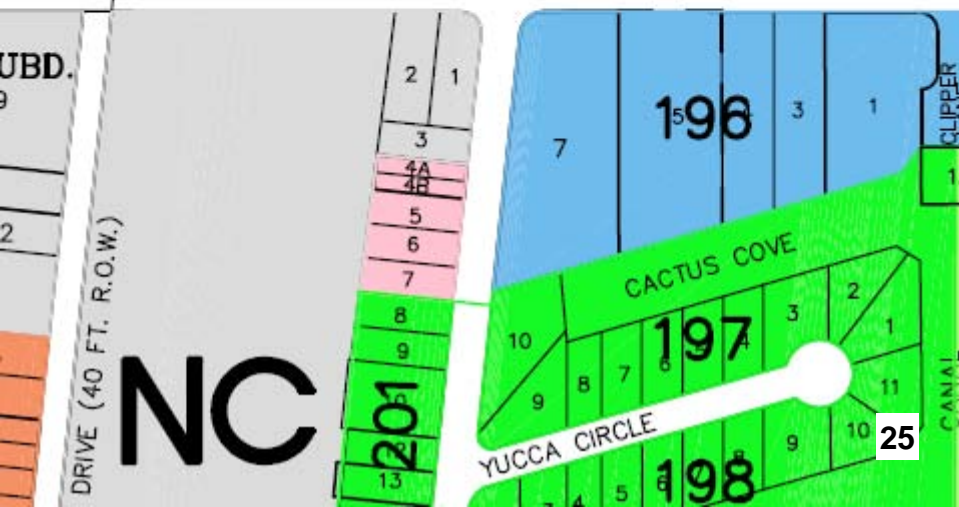
- 1) Application fee
- 2) 10 copies of supporting document(s)
- 3) Stamped/sealed & dated survey
- 4) Proposed uses
- 5) Additional Information (operating the time, functions, any expected impacts)
- 6) Location of any building proposed
- 7) Design (floor and section plan) of any building proposed (if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

Signature of Applicant

6-7-2021  
 Date



PADRE BOULEVARD



DRIVE (40 FT. R.O.W.)

NC



**METES AND BOUNDS DESCRIPTION**

A 0.592 ACRE TRACT (25,796 SQ. FT.) OF LAND, MORE OR LESS, BEING ALL OF LOTS NUMBERED ONE (1), TWO (2) AND THREE (3), BLOCK NUMBER TWO HUNDRED TWO (202), FIESTA ISLES, BEING PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE ISLAND, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.592 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

**BEGINNING.** AT ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 2 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.), FOR THE NORTHWEST CORNER OF THIS TRACT:

**THENCE.** LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 2, NORTH 89 DEG. 55 MIN. EAST, AT A DISTANCE OF 159.96 FEET A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 209.96 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE NORTHEAST CORNER OF SAID LOT 3, FOR THE NORTHEAST CORNER OF THIS TRACT:

**THENCE.** ALONG THE EAST BOUNDARY LINE OF SAID LOT 3, SOUTH 00 DEG. 05 MIN. EAST, A DISTANCE OF 127.80 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 3 AND BEING ON THE NORTH RIGHT OF WAY LINE OF SUNSET DRIVE (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT:

**THENCE.** ALONG THE NORTH RIGHT OF WAY LINE OF SAID SUNSET DRIVE AND BEING THE SOUTH BOUNDARY LINE OF SAID LOT 3, SOUTH 89 DEG. 55 MIN. WEST, AT A DISTANCE OF 50.0 FEET A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 166.64 FEET TO A ONE HALF INCH IRON WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 33.29 FEET, FOR A CORNER OF THIS TRACT:

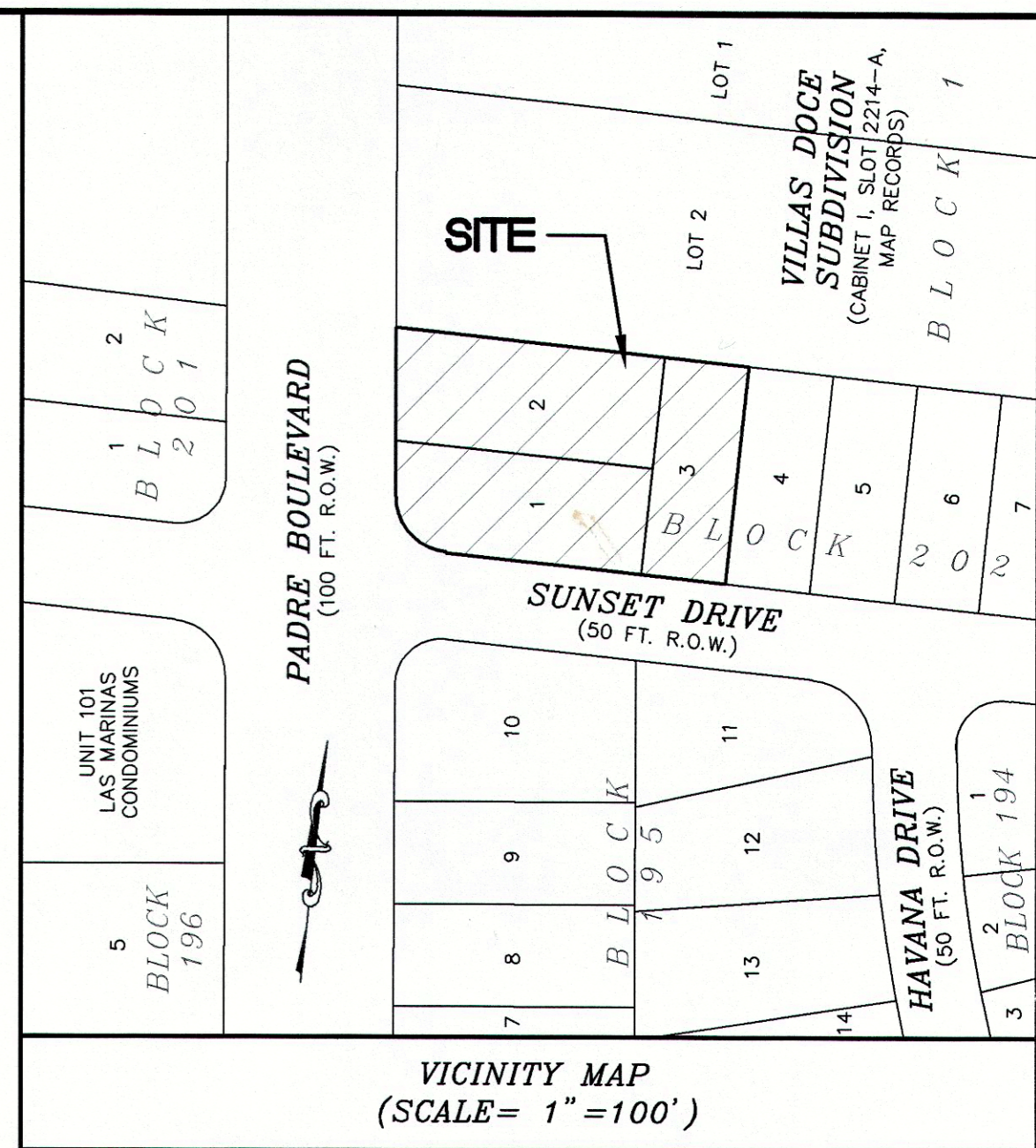
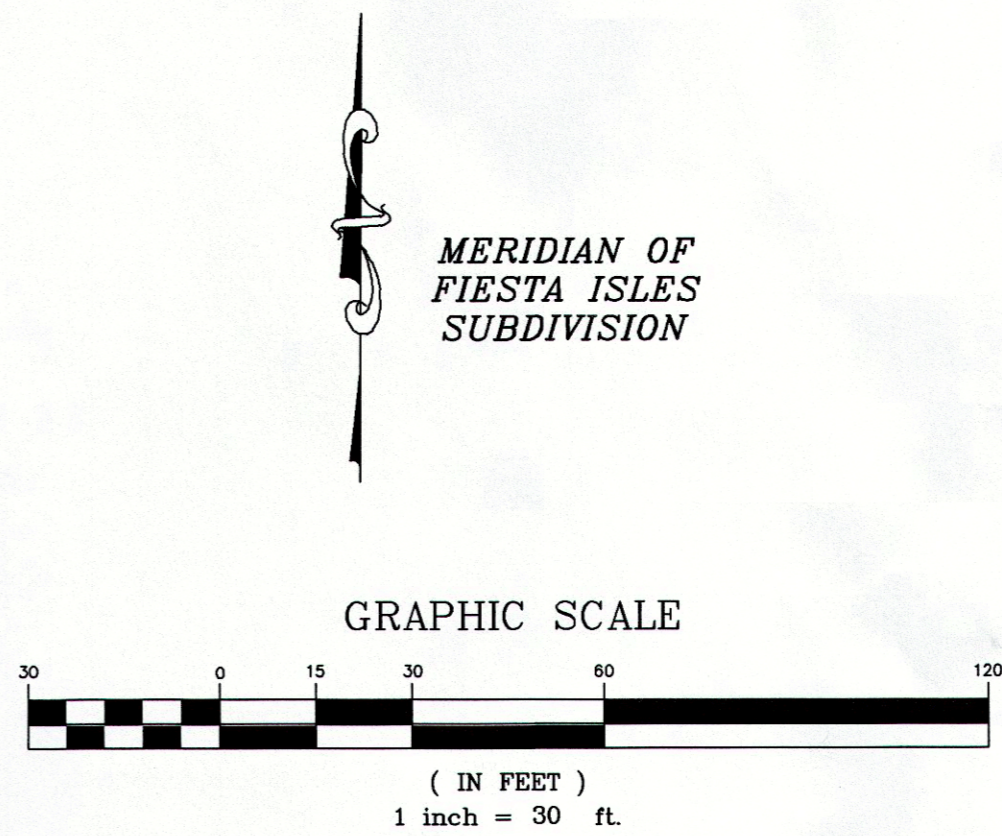
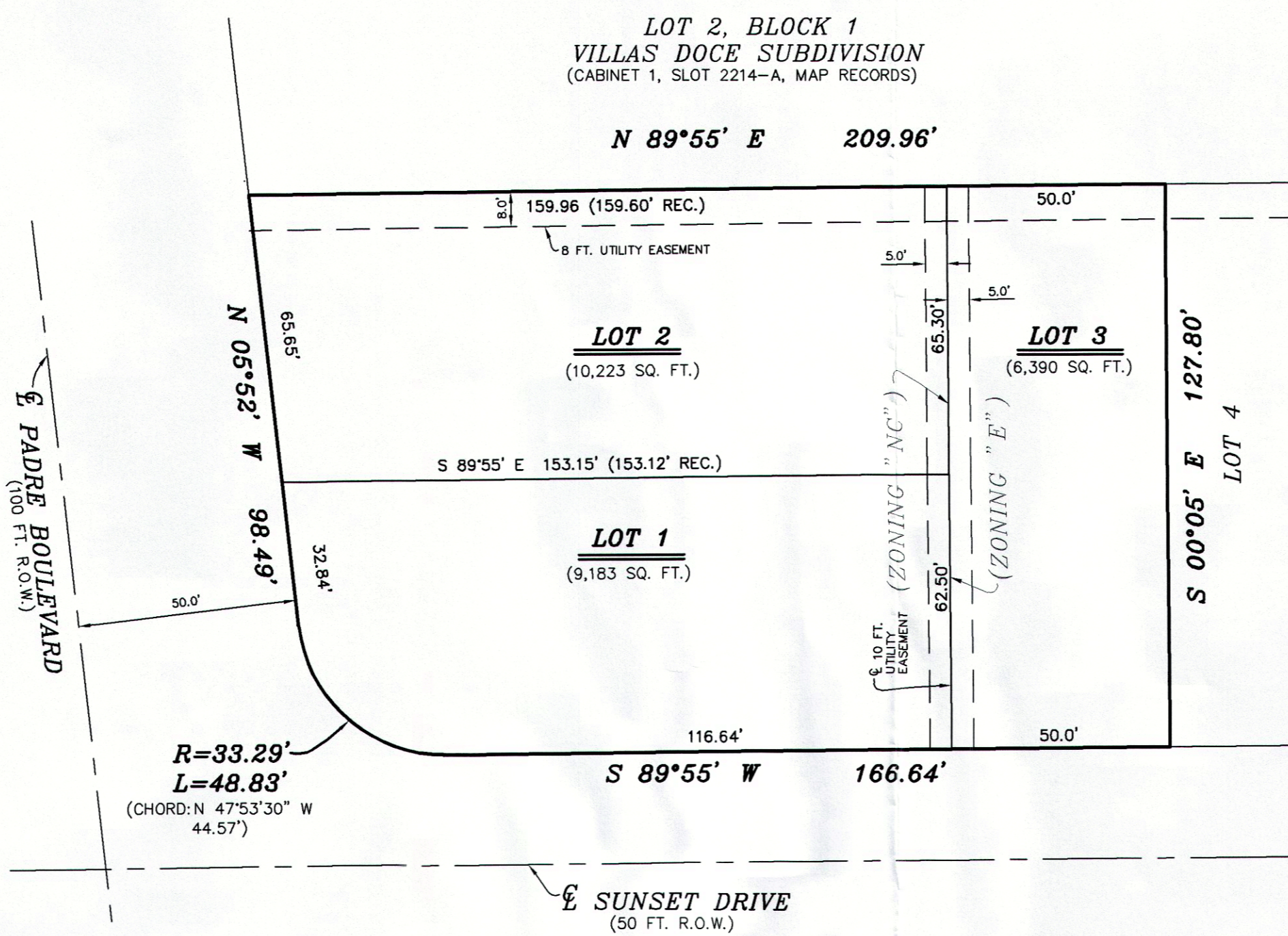
**THENCE.** CONTINUING ALONG SAID CURVE TO THE RIGHT AND THE NORTH RIGHT OF WAY LINE OF SAID SUNSET DRIVE AND BEING THE SOUTH BOUNDARY LINE OF SAID LOT 1, AN ARC DISTANCE OF 48.83 FEET, (CHORD: NORTH 47 DEG. 53 MIN. 30 SEC. WEST, 44.57 FEET) TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE EAST RIGHT OF WAY LINE OF SAID PADRE BOULEVARD, FOR A CORNER OF THIS TRACT:

**THENCE.** ALONG THE EAST RIGHT OF WAY LINE OF SAID PADRE BOULEVARD AND BEING THE WEST BOUNDARY LINE OF SAID LOTS 1 AND 2, NORTH 05 DEG. 52 MIN. WEST, A DISTANCE OF 98.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.592 ACRE OF LAND, MORE OR LESS.

**NOTES:**

1. MONUMENTATION FOUND ALONG THE NORTH RIGHT OF WAY LINE OF SUNSET DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 6) AND FLOOD ZONE "AT" (ELEV. 7) AS SHOWN, PER THE F.E.M.A. F.I.A. FLOOD INSURANCE RATE MAP OF CAMERON COUNTY, PANEL 4370-F, EFFECTIVE FEBRUARY 16, 2016.
3. THIS TRACT LIES IN ZONING CLASSIFICATION "NC" NEIGHBORHOOD CROSSING CHARACTER ZONE (LOTS 1&2) & "T" LOW DENSITY RESIDENTIAL-SINGLE FAMILY AND TOWNHOUSE DWELING DISTRICT (LOT 3) AS PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
4. NO BUILDING OR PERMANENT STRUCTURE SHALL BE PLACED WITHIN UTILITY EASEMENTS.



STATE OF TEXAS  
COUNTY OF CAMERON

I, THE UNDERSIGNED, YEHUDA AZOULAY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1A, BLOCK 202, FIESTA ISLES SUBDIVISION", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, 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.

YEHUDA AZOULAY  
OWNER

STATE OF TEXAS  
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, YEHUDA AZOULAY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

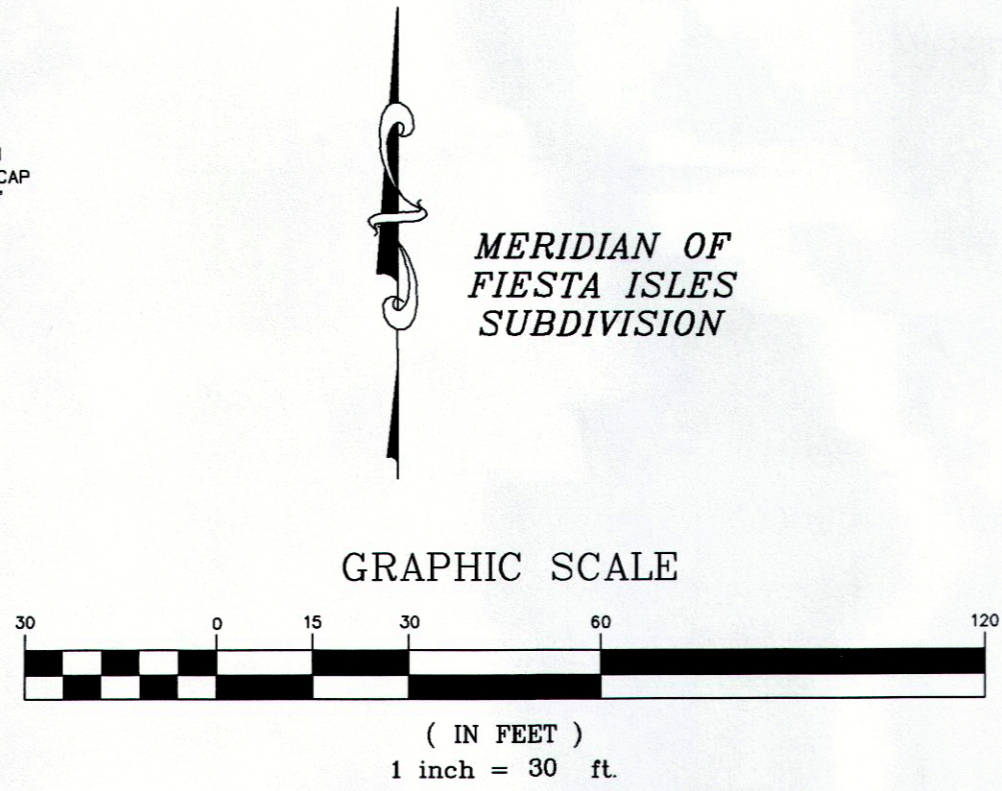
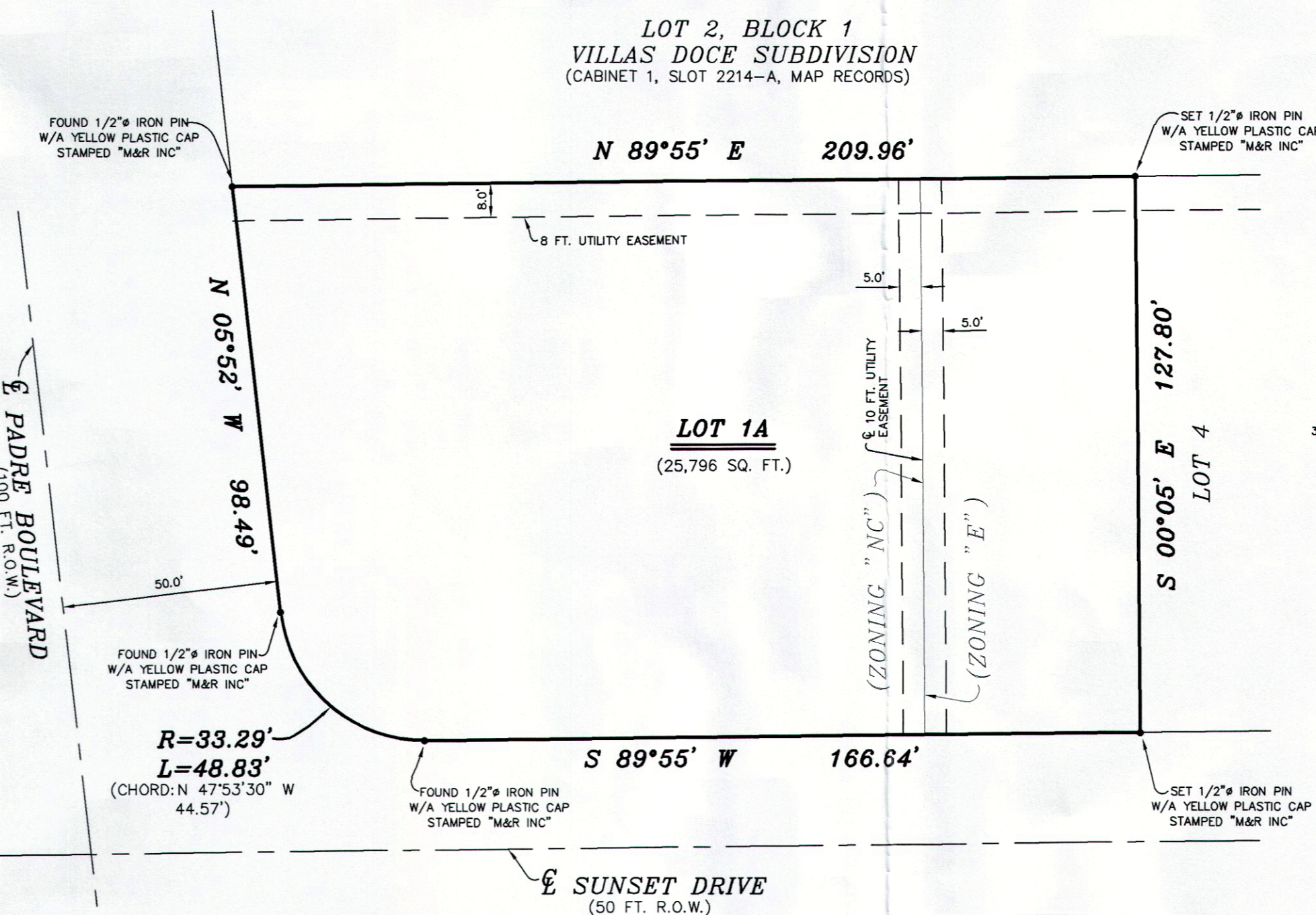
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**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

**PROPERTY PRIOR TO THIS REPLAT**



STATE OF TEXAS  
COUNTY OF CAMERON

I, THE UNDERSIGNED, AL VILLARREAL, PRESIDENT/CEO OF INTERNATIONAL BANK OF COMMERCE, HOLDER OR DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS "LOTS 1 AND 2, BLOCK 202, FIESTA ISLES, BEING PADRE BEACH SECTION XII, WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

AL VILLARREAL, PRESIDENT/CEO  
INTERNATIONAL BANK OF COMMERCE

STATE OF TEXAS  
COUNTY OF CAMERON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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 LOTS NUMBERED ONE (1), TWO (2), AND THREE (3), BLOCK NUMBER TWO HUNDRED TWO (202), FIESTA ISLES, PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
TONY YZAGUIRRE, JR.  
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.  
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.

**LAGUNA MADRE WATER DISTRICT'S CERTIFICATION**

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

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

STATE OF TEXAS  
COUNTY OF CAMERON

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021 at \_\_\_\_\_ O'clock \_\_\_\_\_ M in the Map Records of Cameron County, Texas, Document No. \_\_\_\_\_.

By: \_\_\_\_\_ Deputy

**REPLAT**

**FINAL PLAT OF  
"LOT 1A, BLOCK 202, FIESTA ISLES SUBDIVISION"**

BEING A REPLAT OF

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3), BLOCK NUMBER TWO HUNDRED TWO (202), FIESTA ISLES, BEING PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1"=30'  
PREPARED FOR:

YEHUDA AZOULAY

APRIL 29, 2021

**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

OWNER:  
YEHUDA AZOULAY  
1314 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597

G.F. NO. N/A  
21431 PLAT.DWG

JOB NO. 21431  
KEILA POSADA