

**NOTICE OF SUBSTANDARD STRUCTURE REVIEW BOARD MEETING
CITY OF SOUTH PADRE ISLAND**

WEDNESDAY, JUNE 17, 2020

4:30 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 and Texas Pledge

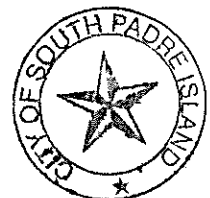
3.Public Comments

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]

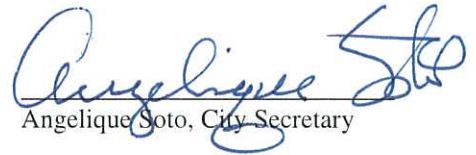
4.Regular Agenda

- 4.1. Discussion and action to approve March 4, 2020, Substandard Structure Review Board minutes.
- 4.2. Update, discussion, and possible action regarding the proposed repair or removal of the structure(s) located at 5705 A Gulf Boulevard (Replat of Lots 2-3-4, Lot 3A, Block 189, Fiesta Isles Subdivision (Plat C1-1352 B)) and 5705 B Gulf Boulevard (Replat of Lots 2-3-4, Lot 3B, Block 189, Fiesta Isles Subdivision (Plat C1-1352 B)).
- 4.3. Update, discussion and possible action regarding the repair/renovation of structure located at 1601 Padre Boulevard (South Padre Island - Sunny Isle, Lot 1, Block 7, Replat of Lots 1-6 & 32-34, Block 7, 1.0330 Acres).
- 4.4. Update, discussion and possible action regarding the proposed repair or removal of the structure(s) located at 119 East Kingfish Street (So Padre Is – Padre Beach Section V, Lot 11, Block 63).
- 4.5. Discussion and possible action regarding the structure(s) located at 229 West Hibiscus (South Padre Island - Padre Beach Section VIII, Lot 4, Block 116).

5.Adjourn



DATED THIS DAY THE 12TH OF JUNE 2020.


Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SUBSTANDARD STRUCTURE REVIEW BOARD 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 **THIS DAY THE 12TH OF JUNE 2020.**, AT/OR BEFORE 4:30 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, BELINDA TARVER AT (956)761-8153.



**CITY OF SOUTH PADRE ISLAND
SUBSTANDARD STRUCTURE REVIEW BOARD
AGENDA REQUEST FORM**

MEETING DATE: June 17, 2020

NAME & TITLE: Nikki Soto, City Secretary

DEPARTMENT: City Council

ITEM

Discussion and action to approve March 4, 2020, Substandard Structure Review Board minutes.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

**MINUTES
SUBSTANDARD STRUCTURE REVIEW BOARD MEETING
CITY OF SOUTH PADRE ISLAND**

WEDNESDAY, MARCH 4, 2020

1. CALL TO ORDER

The Substandard Structure Review Board of the City of South Padre Island, Texas held a Meeting on Wednesday, March 4, 2020 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Joe Ricco called the meeting to order at 5:00 p.m. A quorum was present: Board Members Patrick McNulty, Ken Medders, Jr., Kerry Schwartz, Joe Ricco, Alita Bagley and Eva-Jean Dalton.

City staff members present were City Manager Randy Smith, Director of Operations Wendi Delgado, Planning Director Aaron Hanley, Building Official David Travis, Public Information Officer Angelique Soto and City Secretary Susan Manning.

2. PLEDGE OF ALLEGIANCE

Chairman Ricco led the Pledge of Allegiance and the Texas Pledge.

3. PUBLIC COMMENTS

None

4. REGULAR AGENDA

**4.1. DISCUSSION AND ACTION TO APPROVE FEBRUARY 19, 2020
SUBSTANDARD STRUCTURE REVIEW BOARD MINUTES.**

Board Member Bagley made a motion, seconded by Board Member McNulty to approve the minutes of February 19, 2020. Motion carried on a unanimous vote.

**4.2. DISCUSSION AND ACTION REGARDING THE PROPOSED REPAIR OR
REMOVAL OF THE STRUCTURE(S) LOCATED AT 5705 A GULF
BOULEVARD (REPLAT OF LOTS 2-3-4, LOT 3A, BLOCK 189, FIESTA ISLES
SUBDIVISION (PLAT C1-1352 B)) AND 5705 B GULF BOULEVARD (REPLAT
OF LOTS 2-3-4, LOT 3B, BLOCK 189, FIESTA ISLES SUBDIVISION (PLAT C1-
1352 B)).**

Board Member Medders made a motion that a Surety Bond or Letter of Credit be submitted for 5705A and 5705B within 30 days for the demolition and razing of the

foundation. Motion was seconded by Board Member Schwartz, which passed unanimously.

5. **ADJOURN**

There being no further business, Chairman Ricco adjourned the meeting at 5:05 p.m.

Susan M. Manning, City Secretary

APPROVED

Joe Ricco, Chairman

**CITY OF SOUTH PADRE ISLAND
SUBSTANDARD STRUCTURE REVIEW BOARD
AGENDA REQUEST FORM**

MEETING DATE: June 17, 2020

NAME & TITLE: Joe Ricco

DEPARTMENT: City Council

ITEM

Update, discussion, and possible action regarding the proposed repair or removal of the structure(s) located at 5705 A Gulf Boulevard (Replat of Lots 2-3-4, Lot 3A, Block 189, Fiesta Isles Subdivision (Plat C1-1352 B)) and 5705 B Gulf Boulevard (Replat of Lots 2-3-4, Lot 3B, Block 189, Fiesta Isles Subdivision (Plat C1-1352 B)).

ITEM BACKGROUND

Chronology of Events

The final plat of the property was filed on or about July 17, 1995. The plat reflects uses of a townhouse on Lot 3A, Block 189, Fiesta Isles Subdivision (the "Property"). The City's Zoning Map indicates that the property is zoned District B-2.

On or about February 10, 2014, the City of South Padre Island Building Inspections Division issued a Building Permit to Sara Investments for the construction of a single family townhouse on the Property. The last inspection of the structure during construction was on October 9, 2014.

On or about August 24, 2017, the City of South Padre Island Building Inspections Division issued a Demolition Permit to E. B. Merit Construction for the removal of the wood, floor deck and concrete slab, and the treatment of the existing nail plates within the structure on the Property.

On or about December 12, 2017, the City of South Padre Island Building Inspections Division issued a Building Permit to E. B. Merit Construction for the construction of a single family townhouse on the Property.

On or about December 19, 2017, the City of South Padre Island Building Inspections Division issued an Electrical Permit to Matt's Electric for the electrical improvements to the existing structure on the Property.

On or about January 3, 2018, a request for the refund of the Building Permit fee in the amount of \$2,100.00 was submitted to the Building Inspections Division.

On or about January 9, 2018, the request for the refund was processed after it was confirmed by the Building Official that no improvements were made to the structure on the Property.

On or about August 2, 2019, the Building Official inspected the exterior of the Property. It was observed that the structure on the property is unfinished and not suitable for habitation. The structure does not have a roof, and the window and door openings on the first floor are boarded with oriented strand board (OSB).

On or about August 21, 2019, a Substandard Structures Review Board Notice of Hearing was mailed to Mr. Enrique Garza, BES Merit Properties, LLC, at 307 E. University Dr., Edinburg, Texas 78539-3549, via United States Postal Service Certified Mail Return Receipt Requested.

On or about August 22, 2019, the Substandard Structures Review Board Notice of Hearing was received and signed for.

On or about October 2, 2019, a hearing with the Substandard Structures Review Board was held at 4601 Padre Boulevard to determine whether or not the aforementioned structure is substandard. There was no representation from the owner, therefore the board motioned and voted unanimously to postpone the hearing until October 16, 2019, and begin the penalty process on October 17, 2019 if there is no representation from the owner(s).

On or about October 16, 2019, the Substandard Structures Review Board heard the comments from Mr. Brandon Fairlie, and reviewed the proposal for the repairs and renovations of the structure and property. The Board ruled to continue the meeting on November 6, 2019, at which time the owner will provide a timeline, engineering reports, and a determination of whether or not to tear down the existing structure or move forward with finishing it out. On November 6, 2019, the Board tabled this item for January 8, 2020, where discussion was held and no action was taken. On March 4, 2020, the Board ordered a Surety Bond or Letter of Credit be submitted for 5705A and 5705B within 30 days for the demolition and razing of the foundation.

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: Yes

Approved by Legal: Yes

RECOMMENDATIONS/COMMENTS:

**CITY OF SOUTH PADRE ISLAND
SUBSTANDARD STRUCTURE REVIEW BOARD
AGENDA REQUEST FORM**

MEETING DATE: June 17, 2020

NAME & TITLE: Nikki Soto, City Secretary

DEPARTMENT: City Council

ITEM

Update, discussion and possible action regarding the repair/renovation of structure located at 1601 Padre Boulevard (South Padre Island - Sunny Isle, Lot 1, Block 7, Replat of Lots 1-6 & 32-34, Block 7, 1.0330 Acres).

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

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**CITY OF SOUTH PADRE ISLAND
SUBSTANDARD STRUCTURE REVIEW BOARD
AGENDA REQUEST FORM**

MEETING DATE: June 17, 2020

NAME & TITLE: Joe Ricco

DEPARTMENT: City Council

ITEM

Update, discussion and possible action regarding the proposed repair or removal of the structure(s) located at 119 East Kingfish Street (So Padre Is – Padre Beach Section V, Lot 11, Block 63).

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

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RECOMMENDATIONS/COMMENTS:

**CITY OF SOUTH PADRE ISLAND
SUBSTANDARD STRUCTURE REVIEW BOARD
AGENDA REQUEST FORM**

MEETING DATE: June 17, 2020

NAME & TITLE: Eva Dalton

DEPARTMENT: City Council

ITEM

Discussion and possible action regarding the structure(s) located at 229 West Hibiscus (South Padre Island - Padre Beach Section VIII, Lot 4, Block 116).

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS: