

REVISED

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

**WEDNESDAY, JULY 15, 2020**

4:00 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 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 the June 17, 2020 Substandard Structure Review Board Minutes. (Soto)

5. PUBLIC HEARING AND DISCUSSION AND ACTION

*PUBLIC HEARING and discussion and action regarding the status, repair, removal securing and/or demolishing of the structure located at 119 East Kingfish Street, South Padre Island, Texas 78597 (South Padre Island – Padre Beach Section V, Lot 11, Block 63), and the assessing of civil administrative penalties.*

5.1. A) PUBLIC HEARING to discuss and receive comments from city building officials, the owners, and members of the public regarding the status, repair, removal, securing, or demolishing of the structure located at 119 East Kingfish Street, South Padre Island, Texas, 78597 (South Padre Island – Padre Beach Section V, Lot 11, Block (63)).

5.2. B) Discussion, consideration, and action, including the issuance of orders regarding the status, repair, removal, securing, and/or demolishing of the structure located at 119 East Kingfish Street, South Padre Island, Texas, 78597 (South Padre Island - Padre Beach Section V, Lot 11, Block 63), and the assessing of civil administrative penalties.

6. PUBLIC HEARING AND DISCUSSION AND ACTION

*PUBLIC HEARING and action regarding the status, repair, removal securing and/or demolishing of the structure described as located at 229 West Hibiscus, South Padre Island, Texas 78597 (South Padre Island – Padre Beach Section VIII, Lot 11, Block 116), and the assessing of civil administrative penalties.*

Agenda: JULY 15, 2020



- 6.1. A) PUBLIC HEARING to discuss and receive comments from city building officials, the owner, and members of the public, possible discussion and action, regarding the status, repair, removal, securing, and/or demolishing of the structure located at 229 West Hibiscus, South Padre Island, Texas, 78597 (South Padre Island – Padre Beach Section VIII, Block 116 ).
- 6.2. B) Discussion, consideration, and action, including the issuance of orders declaring the structure located at 229 West Hibiscus, South Padre Island, Texas 78597(South Padre Island – Padre Beach Section VIII, Bock 116) as a substandard structure and a public nuisance, and action regarding the status, repair, removal, securing and/or demolishing of the property located at 229 West Hibiscus, South Padre Island, Texas 78597(South Padre Island – Padre Beach Section VIII, Bock 116), and the assessing civil administrative penalties.

**7.PUBLIC HEARING AND DISCUSSION AND ACTION**

*PUBLIC HEARING and discussion and action regarding the status, repair, removal securing and/or demolishing of the structure located at 1601 Padre Boulevard, South Padre Island, Texas 78597 (South Padre Island – Sunny Isle, Lot 1, Block 7, Replat of Lots 1–6 and 32–34, Block 7, 1.0330 acres.), and the assessing of civil administrative penalties.*

- 7.1. A) PUBLIC HEARING to discuss and receive comments from city building officials, the owners, and members of the public regarding the status, repair, removal, securing, or demolishing of the structure located at 1601 Padre Boulevard, South Padre Island, Texas 78597 (South Padre Island – Sunny Isle, Lot 1, Block 7, Replat of Lots 1-6 and 32-34, Block 7, 1.0330 acres).
- 7.2. B) Discussion, consideration and action, including the issuance of orders regarding the status, repair, removal, securing and/or demolishing of the structure located at 1601 Padre Boulevard, South Padre Island, Texas 78597 (South Padre Island – Sunny Isle, Lot 1, Block 7, Replat lots 1–6 and 32–34, Block 7, 1.0330 acres.), and the assessing of civil administrative penalties.

**8.Adjourn**

DATED THIS DAY THE 10TH OF JULY 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 10TH OF JULY 2020.**, AT/OR BEFORE 5:30 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Agenda: JULY 15, 2020 - SUBSTANDARD STRUCTURE REVIEW BOARD MEETING Substandard Structure Review Board





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)761-8103.



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

**MEETING DATE:** July 15, 2020

**NAME & TITLE:** Nikki Soto, City Secretary

**DEPARTMENT:** City Managers Office

**ITEM**

Discussion and action to approve the June 17, 2020 Substandard Structure Review Board Minutes. (Soto)

**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, JUNE 17, 2020**

**I. CALL TO ORDER**

The Substandard Structure Review Board of the City of South Padre Island, Texas held a Meeting on Wednesday, June 17, 2020 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Joe Ricco called the meeting to order at 4:36 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 Director of Operations Wendi Delgado, CVB Director Ed Caum, Fire Chief Jim Pigg, Chief of Police Claudine O'Carroll, Environmental Health Director Victor Baldovinos, Public Works Director Carlos A. Sanchez, Assistant Public Works Director Jon Wilson, Building Official Belinda Tarver, Assistant City Secretary Marta Martinez and City Secretary Angelique Soto.

**II. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE**

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

**III. PUBLIC COMMENTS**

Public comments and announcements were given at this time.

**IV. REGULAR AGENDA**

**A. DISCUSSION AND ACTION TO APPROVE MARCH 4, 2020,  
SUBSTANDARD STRUCTURE REVIEW BOARD MINUTES.**

Board Member Schwartz made a motion, seconded by Board Member Medders to approve the minutes of March 4, 2020. Motion carried on a unanimous vote.

**B. 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)).**

Chairman Ricco made a motion, seconded by Board Member Medders to issue order designating the properties 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)) as a substandard structure. Motion carried unanimously.

**C. 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).**

Chairman Ricco made a motion, seconded by Board Member Bagley to authorize the City Manager to pursue all enforcement remedies including the filing of a lien in the amount of accrued civil administrative penalties, and demolition and repairs of the property 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). Motion carried unanimously.

**D. 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).**

Chairman Ricco made a motion, seconded by Board Member Schwartz to authorize the City Manager to pursue all enforcement remedies including the filing of a lien in the amount of accrued civil administrative penalties, and demolition and repairs of the property located 119 East Kingfish Street (So Padre Is – Padre Beach Section V, Lot 11, Block 63). Motion carried unanimously.

**E. DISCUSSION AND POSSIBLE ACTION REGARDING THE STRUCTURE(S) LOCATED AT 229 WEST HIBISCUS (SOUTH PADRE ISLAND - PADRE BEACH SECTION VIII, LOT 4, BLOCK 116).**

F. Board Member McNulty made a motion, seconded by Board Member Bagley for the City of South Padre Island to issue a 30-day notice to the owner and post a potential condemnation notice on the building, notifying the owner through the formal process for the owner to begin repairs or demolition of the property located at 229 West Hibiscus (South Padre Island - Padre Beach Section Viii, Lot 4, Block 116). Motion carried unanimously.

**V. ADJOURN**

There being no further business, Chairman Ricco adjourned the meeting at 4:53 p.m.

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Angelique Soto, City Secretary

APPROVED

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Joe Ricco, Chairman

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

**MEETING DATE:** July 15, 2020

**NAME & TITLE:** Joe Ricco

**DEPARTMENT:** City Council

**ITEM**

A) PUBLIC HEARING to discuss and receive comments from city building officials, the owners, and members of the public regarding the status, repair, removal, securing, or demolishing of the structure located at 119 East Kingfish Street, South Padre Island, Texas, 78597 (South Padre Island – Padre Beach Section V, Lot 11, Block (63)).

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

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

**MEETING DATE:** July 15, 2020

**NAME & TITLE:** Joe Ricco

**DEPARTMENT:** City Council

**ITEM**

B) Discussion, consideration, and action, including the issuance of orders regarding the status, repair, removal, securing, and/or demolishing of the structure located at 119 East Kingfish Street, South Padre Island, Texas, 78597 (South Padre Island - Padre Beach Section V, Lot 11, Block 63), and the assessing of civil administrative penalties.

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**



Building Department • 4601 Padre Boulevard • South Padre Island, Texas 78597

Office • 956.761.8103 • Fax 956.761.3898

## SUBSTANDARD STRUCTURES REVIEW BOARD

## SUBSTANDARD STRUCTURE NOTICE LETTER

### NOTICE OF HEARING

July 3, 2020

GUADALUPE AND YOLANDA MALDONADO  
1009 W. WISCONSIN ROAD  
EDINBURG, TEXAS 78538-7933

CMRRR:

**Subject: NOTICE OF VIOLATION; NOTICE TO DEMOLISH**

Demolition of Structure(s) located at:

119 EAST KINGFISH, South Padre Island, Texas, 78597.

Legal Description: SOUTH PADRE ISLAND- PADRE BEACH SECTION V, Lot 11,  
Block 63,

Single Residential Structure

**HEARING DATE: JULY 15, 2020, 4:00 p.m.**

**4601 Padre Blvd., South Padre Island, Texas 78597**

Dear Guadalupe and Yolanda Maldonado:

According to the real property records of Cameron County, the Cameron Appraisal District Property Records, and tax rolls, GUADALUPE AND YOLANDA MALDONADO are the owners of the real property described in this notice. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own or have an interest in the property described in this notice, even if you do not.

### **Chronology of Events**

The Substandard Structure Review Board entered findings that the main structure of the property located at 119 East Kingfish is dilapidated, substandard, and not fit for human habitation and

constitutes a hazard to the health, safety, and welfare of the citizens and likely to endanger persons or property and is a nuisance.

On October 2, 2019, a plan for the required work was ordered and required building permits by February 2020 and construction to begin by March 29, 2020. On January 8, 2020, an extension was approved and the order required a surety bond in the amount to cover the demolition. The SSRB further ordered the filing of a lien for the accrued civil penalties.

**Chapter 214 Notice of Violation and Notice to Abate**

This letter is your official notice of violation and order to demolish the structure located at 119 EAST KINGFISH, South Padre Island, Texas 78597 (SOUTH PADRE ISLAND- PADRE BEACH SECTION V, Lot 11, Block 63).

The City's Building Official has found the structure to be substandard based upon violations of the minimum standards adopted under the International Property Maintenance Code as follows:

**IPMC 304.1.1 Unsafe conditions.**

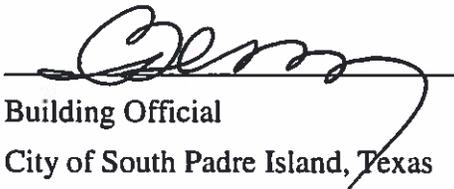
- 3. Structures or components have reached their limit state.
- 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

**A hearing has been set for JULY 15, 2020, at 4:00 p.m. 4601 Padre Blvd., South Padre Island, Texas 78597, wherein you as the owner will be required to submit proof of the scope of any work that may be required to comply with the City's Ordinances and the time it will take to reasonably perform the work, and proof of the required surety bond.**

**FAILURE OF THE OWNER TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION—DEMOLITION--AND FILING A LIEN AGAINST THE PROPERTY AND ASSESSING CIVIL PENALTIES.**

We appreciate your continued cooperation and prompt attention to remedying the nuisances on the property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to the above.

Sincerely,

  
Building Official  
City of South Padre Island, Texas

Cc:

Randy Smith  
City Manager

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

**MEETING DATE:** July 15, 2020

**NAME & TITLE:** Joe Ricco

**DEPARTMENT:** City Council

**ITEM**

A) PUBLIC HEARING to discuss and receive comments from city building officials, the owner, and members of the public, possible discussion and action, regarding the status, repair, removal, securing, and/or demolishing of the structure located at 229 West Hibiscus, South Padre Island, Texas, 78597 (South Padre Island – Padre Beach Section VIII, Block 116 ).

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

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

**MEETING DATE:** July 15, 2020

**NAME & TITLE:** Joe Ricco

**DEPARTMENT:** City Council

**ITEM**

B) Discussion, consideration, and action, including the issuance of orders declaring the structure located at 229 West Hibiscus, South Padre Island, Texas 78597(South Padre Island – Padre Beach Section VIII, Bock 116) as a substandard structure and a public nuisance, and action regarding the status, repair, removal, securing and/or demolishing of the property located at 229 West Hibiscus, South Padre Island, Texas 78597(South Padre Island – Padre Beach Section VIII, Bock 116), and the assessing civil administrative penalties.

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

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Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**



Building Department • 4601 Padre Boulevard • South Padre Island, Texas 78597

Office • 956.761.8112 • Fax 956.761.3898

## SUBSTANDARD STRUCTURES REVIEW BOARD

### SUBSTANDARD STRUCTURE NOTICE LETTER

### NOTICE OF HEARING

July 3, 2020

GILBERT GAGALAC  
4109 GYR STREET  
EDINBURG, TEXAS 78539-3415

CMRRR:

**Subject: NOTICE OF VIOLATION; NOTICE TO SECURE, REPAIR OR DEMOLISH  
AND TO ABATE NUISANCE**

Securing, Repairing, or Demolition of Structure located at:  
229 WEST HIBISCUS, South Padre Island, Texas, 78597.

Legal Description: SOUTH PADRE ISLAND – PADRE BEACH SECTION VIII, Lot 4, Block  
116

Single Residential Structure

**HEARING DATE: JULY 15, 2020, 4:00 p.m.**

**4601 Padre Blvd., South Padre Island, Texas 78597**

Dear Gilbert Gagalac:

According to the real property records of Cameron County, and the property records of Cameron County Appraisal District and tax rolls, Gilbert Gagalac is the owner of the real property described in this notice. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own or have an interest in the property described in this notice, even if you do not.

**Chronology of Events**

On the June 17, 2020, the Building Official inspected the Property and Structure and has found numerous violations of minimal building code standards and has found that the structure is substandard, a health and safety hazard and a nuisance.

**Chapter 214 Notice of Violation and Notice to Abate**

This letter is your official notice of violation and finding of the structure located at 229 WEST HIBISCUS, South Padre Island, Texas 78597 (SOUTH PADRE ISLAND – PADRE BEACH SECTION VIII, Lot 4, Block 116) to be substandard.

The City’s Building Official has found the structure to be substandard based upon violations of the minimum standards adopted under the International Property Maintenance Code as follows:

**IPMC 304.1.1 Unsafe conditions.**

- 3. **Structures or components thereof that have reached their limit state.** The west and south exterior walls have partially collapsed.
- 8. **Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.** Southwest corner of structure has complete roof cave-in.

**A hearing has been set for JULY 15, 2020, at 4:00 p.m. 4601 Padre Blvd., South Padre Island, Texas 78597, wherein you as the owner will be required to submit proof of the scope of any work that may be required to comply with the City’s Ordinances and the time it will take to reasonably perform the work.**

**FAILURE OF THE OWNER TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION—SECURING, REPAIRING, OR DEMOLITION--AND FILING A LIEN AGAINST THE PROPERTY AND ASSESSING CIVIL PENALTIES.**

We appreciate your continued cooperation and prompt attention to remedying the nuisances on the property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to the above.

Sincerely,

  
\_\_\_\_\_  
Building Official  
City of South Padre Island, Texas

Cc:  
Randy Smith  
City Manager

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

**MEETING DATE:** July 15, 2020

**NAME & TITLE:** Joe Ricco

**DEPARTMENT:** City Council

**ITEM**

A) PUBLIC HEARING to discuss and receive comments from city building officials, the owners, and members of the public regarding the status, repair, removal, securing, or demolishing of the structure located at 1601 Padre Boulevard, South Padre Island, Texas 78597 (South Padre Island – Sunny Isle, Lot 1, Block 7, Replat of Lots 1-6 and 32-34, Block 7, 1.0330 acres).

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

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

**MEETING DATE:** July 15, 2020

**NAME & TITLE:** Nikki Soto, City Secretary

**DEPARTMENT:** City Council

**ITEM**

B) Discussion, consideration and action, including the issuance of orders regarding the status, repair, removal, securing and/or demolishing of the structure located at 1601 Padre Boulevard, South Padre Island, Texas 78597 (South Padre Island – Sunny Isle, Lot 1, Block 7, Replat lots 1–6 and 32–34, Block 7, 1.0330 acres.), and the assessing of civil administrative penalties.

**ITEM BACKGROUND**

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**RECOMMENDATIONS/COMMENTS:**



Building Department • 4601 Padre Boulevard • South Padre Island, Texas 78597

Office • 956.761.8103 • Fax 956.761.3898

## SUBSTANDARD STRUCTURES REVIEW BOARD

### SUBSTANDARD STRUCTURE NOTICE LETTER

### NOTICE OF HEARING

July 3, 2020

MENNISH AMOYAL AND MENALON, INC  
3300 PADRE BOULEVARD  
SOUTH PADRE ISLAND, TEXAS 78597

CMRRR:

**Subject: NOTICE OF VIOLATION; NOTICE TO DEMOLISH**

Demolition of Structure(s) located at:

1601 PADRE BOULEVARD, South Padre Island, Texas, 78597.

Legal Description: SOUTH PADRE ISLAND- SUNNY ISLE, Lot 1, Block 7, Replat of  
Lots 1-6 & 32-34, Block 7, 1.0330 acres

Commercial Structure

**HEARING DATE: JULY 15, 2020, 4:00 p.m.**

**4601 Padre Blvd., South Padre Island, Texas 78597**

Dear Mennish Amoyal and Menalon, Inc.:

According to the real property records of Cameron County, the Cameron Appraisal District Property Records, and tax rolls, Mennish Amoyal and Menalon, Inc. are the owners of the real property described in this notice. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own or have an interest in the property described in this notice, even if you do not.

#### **Chronology of Events**

The Substandard Structure Review Board entered findings that the main structure of the property located at 1601 Padre Boulevard is dilapidated, substandard, and not fit for human habitation and

constitutes a hazard to the health, safety, and welfare of the citizens and likely to endanger persons or property and is a nuisance.

On January 8, 2020, a plan for the required work was ordered and required building permits by March 27, 2020 and construction to begin by March 27, 2020. The SSRB further ordered a surety bond be deposited in an amount to cover the cost of demolition by February 7, 2020. On June 17, 2020, the filing of a lien for the accrued civil penalties was authorized.

### **Chapter 214 Notice of Violation and Notice to Abate**

This letter is your official notice of violation and order to demolish the structure located at 1601 PADRE BOULEVARD, South Padre Island, Texas 78597 (SOUTH PADRE ISLAND- SUNNY ISLE, Lot 1, Block 7, Replat of Lots 1-6 & 32-34, Block 7, 1.0330 acres).

The City's Building Official has found the structure to be substandard based upon violations of the minimum standards adopted under the International Property Maintenance Code as follows:

#### **IPMC 304.1.1 Unsafe conditions.**

3. Structures or components have reached their limit state.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

**A hearing has been set for JULY 15, 2020, at 4:00 p.m. 4601 Padre Blvd., South Padre Island, Texas 78597, wherein you as the owner, lien holder, or mortgagee will be required to submit proof of the scope of any work that may be required to comply with the City's Ordinances and the time it will take to reasonably perform the work, and proof of the required surety bond.**

**FAILURE OF THE OWNER TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION—DEMOLITION--AND FILING A LIEN AGAINST THE PROPERTY AND ASSESSING CIVIL PENALTIES.**

We appreciate your continued cooperation and prompt attention to remedying the nuisances on the property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to the above.

Sincerely,



Building Official

City of South Padre Island, Texas

Cc:

Randy Smith

City Manager