

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

**WEDNESDAY, JULY 19, 2023**  
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 the minutes from the April 6, 2022 Substandard Structure Review Board Meeting. (Soto)
- 4.2. Discussion and possible action regarding the status of the property located at 100 Padre Boulevard, South Padre Island, Texas and the possible issuance of orders and the assessment of civil administrative penalties. (Martinez)
- 4.3. Discussion and possible action regarding the status of the property located at 119 East Kingfish Street, South Padre Island, Texas and the possible issuance of orders and the assessment of civil administrative penalties. (Ricco, McNulty)
- 4.4. Discussion, consideration, and possible action including the issuance of orders declaring the structure located at 1200 Padre Boulevard, South Padre Island, Texas 78597 (South Padre Island - Padre Beach Lot 11 Block 5) as a substandard structure and a public nuisance, and action regarding the status, repair, removal, securing and/or demolishing of the property located at 1200 Padre Boulevard, South Padre Island, Texas 78597 (South Padre Island - Padre Beach, Lot 11 Block 5). (Ricco)

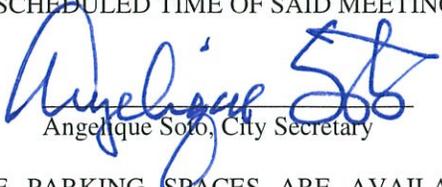
5. Adjourn



DATED THIS THE 14TH OF JULY 2023

  
Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE CITY COUNCIL 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 THE 14TH OF JULY 2023**, AT/OR BEFORE 5:30 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, GEORGE MARTINEZ AT (956)761-8103.



**CITY OF SOUTH PADRE ISLAND  
CITY COUNCIL  
AGENDA REQUEST FORM**

**MEETING DATE:** July 19, 2023

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

**DEPARTMENT:** Public Works Department

**ITEM**

Discussion and action to approve the minutes from the April 6, 2022 Substandard Structure Review Board Meeting.  
(Soto)

**ITEM BACKGROUND**

Approve meeting minutes for April 6, 2022.

**BUDGET/FINANCIAL SUMMARY**

Zero

**COMPREHENSIVE PLAN GOAL**

Island Way 2022

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

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

**WEDNESDAY, APRIL 6, 2022**

**1. CALL TO ORDER**

The Substandard Structure Review Board of the City of South Padre Island, Texas held a Meeting on Wednesday, April 6, 2022 at the Municipal Complex Building, 2. Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Joe Ricco called the meeting to order at 5:01 p.m. A quorum was present: Board Members Patrick McNulty, Joe Ricco, Kerry Schwartz, Ken Medders, Eva Jean Dalton and Lydia Caballero.

City staff members present were City Manager Randy Smith, Director of Operations Wendi Delgado, Police Chief Claudine O'Carroll, Fire Chief Jim Pigg, Fire Marshal Robert Garcia, Building Official George Martinez, Public Works Director Alex Sanchez, Building Inspector Alex Moore, Building Administrative Assistant Hortencia Rivas, Public Information Coordinator Selena Trevino, and City Secretary Angelique Soto.

**2. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE**

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

**3. PUBLIC COMMENTS**

Yes

**4. REGULAR AGENDA**

**4.1. DISCUSSION REGARDING THE STATUS OF PROPERTY LOCATED AT 100 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS, AND POSSIBLE ACTION REGARDING THE ISSUANCE OF ORDERS AND THE ASSESSMENT OF CIVIL ADMINISTRATIVE PENALTIES. (RICCO)**

Board Member McNulty made a motion, seconded by Board Member Dalton to reduce the civil penalties to ten-thousand dollars (\$10,000) and stop the daily civil penalties accruing as of March 10, 2022, and continue monitoring the property. Motion passed on a 5 to 1 vote with Board Member Caballero casting a nay vote.

Building Official George Martinez updated the Board and the property has completed approximately ninety percent (90%) of the orders that were issued on December 1, 2021. While reviewing the order items A through D the following was noted by the Building Official George Martinez.

The following was ordered on December 1, 2021.

- A. All panels, flashing, skylights, and tarps, whether attached or unattached to the structure be completely removed from the structure by December 31, 2021.

**Completed. While the City did receive an engineering letter**

- B. All hanging purlins not fully attached to the structure and all purlins that are corroded be removed from the structure by December 31, 2021.

**Completed in February 2022.**

- C. All work, repairs, and required or recommended remedies and action outlined in the Casa Engineering report dated September 12, 2021, provided by the owner, must be completed by December 31, 2021.

**Completed in March 2022.**

- D. All stagnant or standing water and all mold, within and around the structure, including any standing water inside the attached tunnel, must be removed by December 31, 2021.

**Still pending. The ownership of the tunnels needs clarification as to where the property lines meet and which properties are responsible for maintaining the tunnel.**

Property owner Nitin Kasan was NOT present and his Attorney Paul Fourt was present on behalf of property owner Nitin Kasan to request a reduction of civil penalties as there have due to having substantially complied with the orders. Mr. Fourt updated the Board with the estimated costs spent to improving the property.

Mark Weiss of Sea Vista Condominiums spoke on the whole structure being an eyesore and the owners of the road. Concerns with what the plans are for the structure. Regarding the ownership of the tunnel, Mr. Weiss stated that he will provide the documentation of the sale (new owners) that the original Schlitterbahn, including the hotel, is responsible for filling in the tunnel.

Board Member McNulty explained that while the City issued orders for the property to be safe and structurally sound, limitations allowed by state law does not permit the City to dictate what the building will be used for or require specific materials to be used.

**5.ADJOURN**

There being no further business, Chairman Ricco adjourned the meeting at 5:33 p.m.

---

Angelique Soto, City Secretary

APPROVED

---

Joe Ricco, Chairman

**CITY OF SOUTH PADRE ISLAND  
CITY COUNCIL  
AGENDA REQUEST FORM**

**MEETING DATE:** July 19, 2023

**NAME & TITLE:** George Martinez, Building Official

**DEPARTMENT:** Public Works Department

**ITEM**

Discussion and possible action regarding the status of the property located at 100 Padre Boulevard, South Padre Island, Texas and the possible issuance of orders and the assessment of civil administrative penalties. (Martinez)

**ITEM BACKGROUND**

This structure was previously reviewed by the SSRB and the owner was ordered to remove all unsafe items including plastic panels that could easily fly away and cause injury or property damage during wind events. The majority of the structure has been removed except for a section toward the back. This item is being brought forward to potentially get more information and update on the structure in the back.

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

Island Way 2022

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

# 100 Padre Blvd

Old Schlitterbahn indoor waterpark

Jan 4, 2022 at 1:50:29 PM



Majority of metal canopy was removed  
Water pump with still there  
As per Mr. Nitin, they cannot remove it because it  
Is a beam holding the pump room



July 11, 2023 2:00 PM

# 100 Padre Blvd

continued

Jan 19, 2022 at 11:35:11 AM



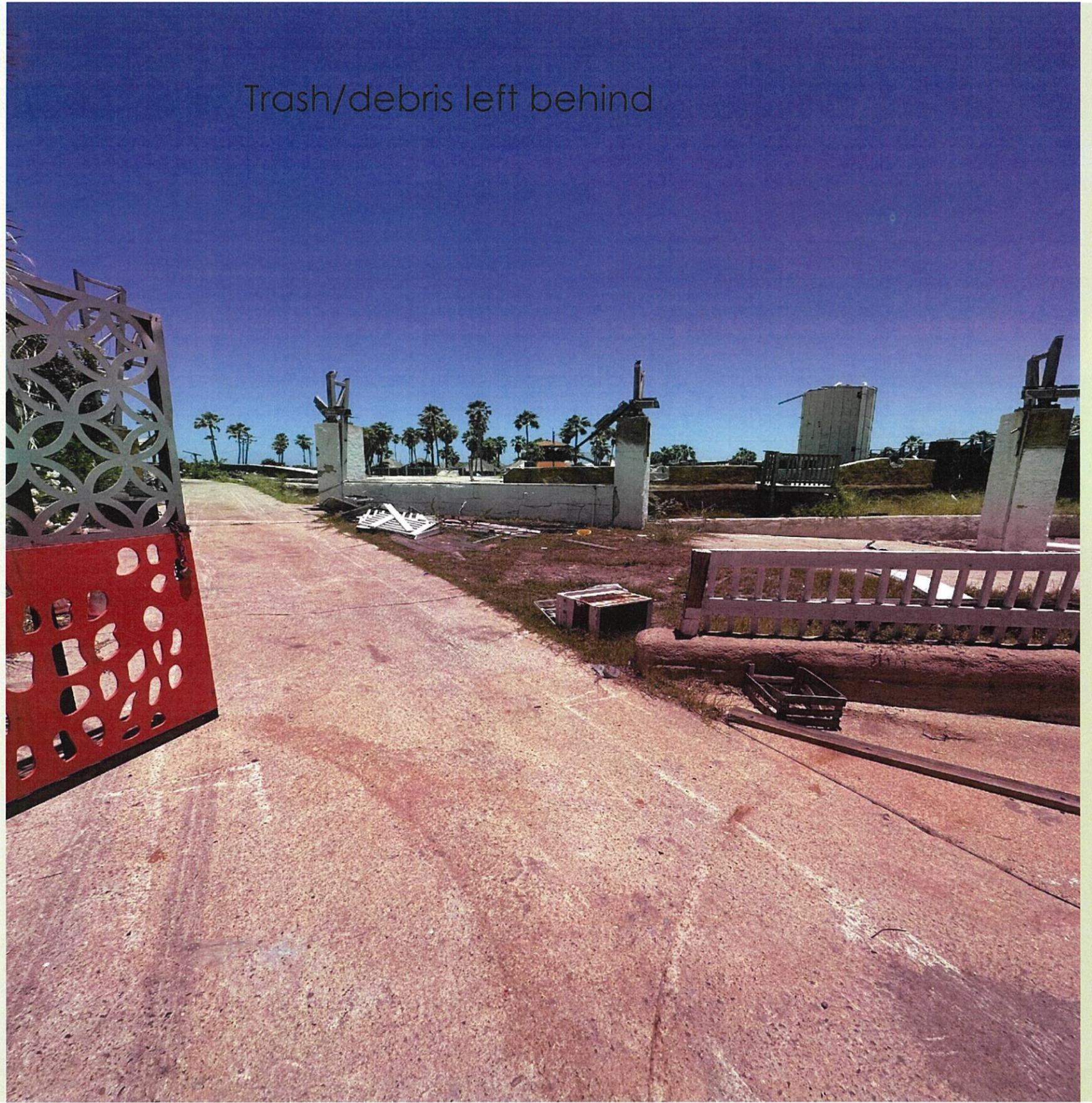
Pieces of tarp left over still visible  
Pipes left behind on water reservoir  
Concrete beams left over



# 100 Padre Blvd

continued

Trash/debris left behind



**CITY OF SOUTH PADRE ISLAND  
CITY COUNCIL  
AGENDA REQUEST FORM**

**MEETING DATE:** July 19, 2023

**NAME & TITLE:** Joe Ricco

**DEPARTMENT:** City Council

**ITEM**

Discussion and possible action regarding the status of the property located at 119 East Kingfish Street, South Padre Island, Texas and the possible issuance of orders and the assessment of civil administrative penalties. (Ricco, McNulty)

**ITEM BACKGROUND**

This property was previously reviewed by the SSRB. The current project is not finished and seems to be moving forward but at a very slow pace. The city continues to get complaints about the trash dumpster being full and lack of progress. This item is being brought forward to get an update from the owner on current status.

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

Island Way 2022

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

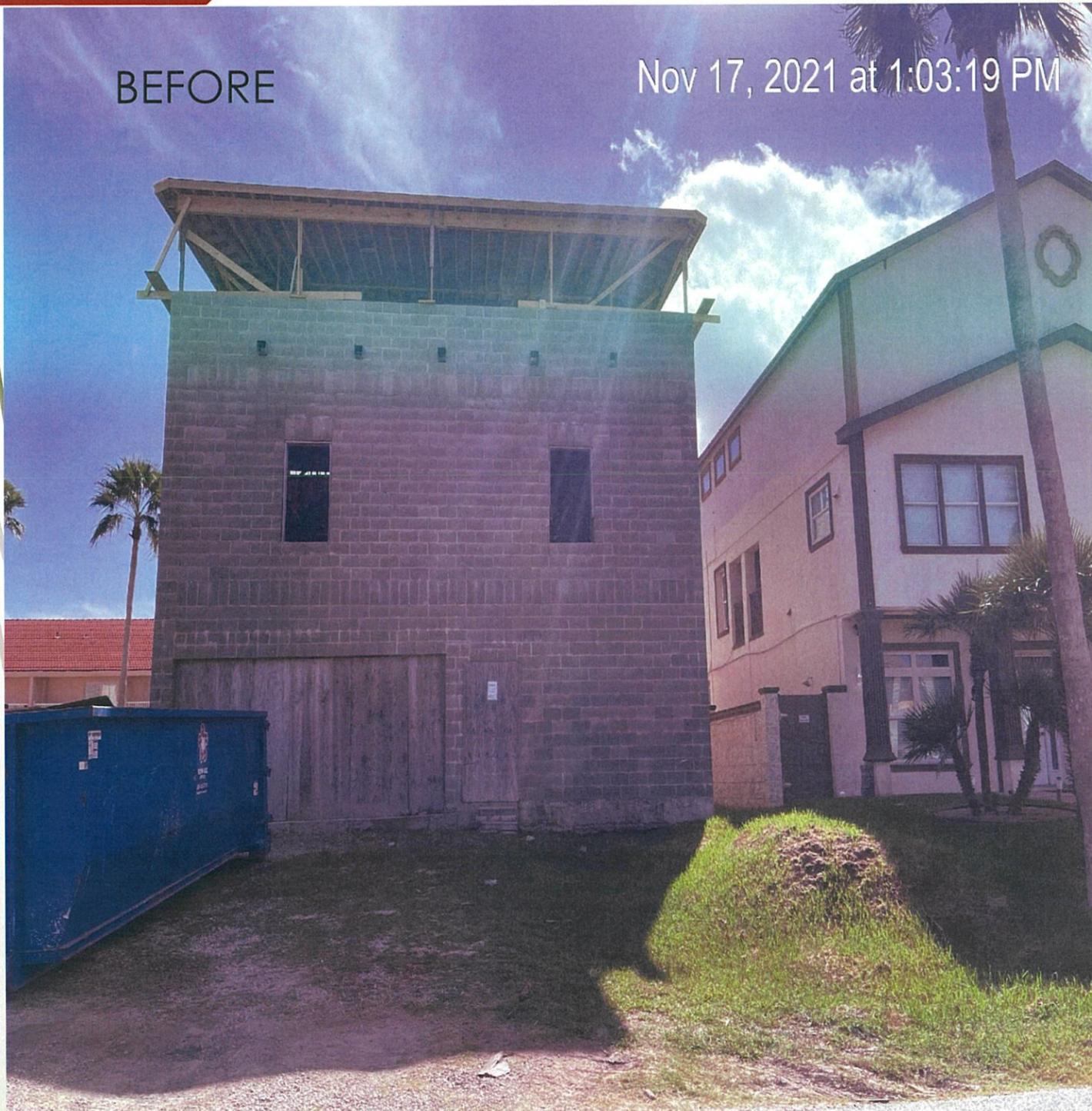
**RECOMMENDATIONS/COMMENTS:**

# 119 E. Kingfish

Update

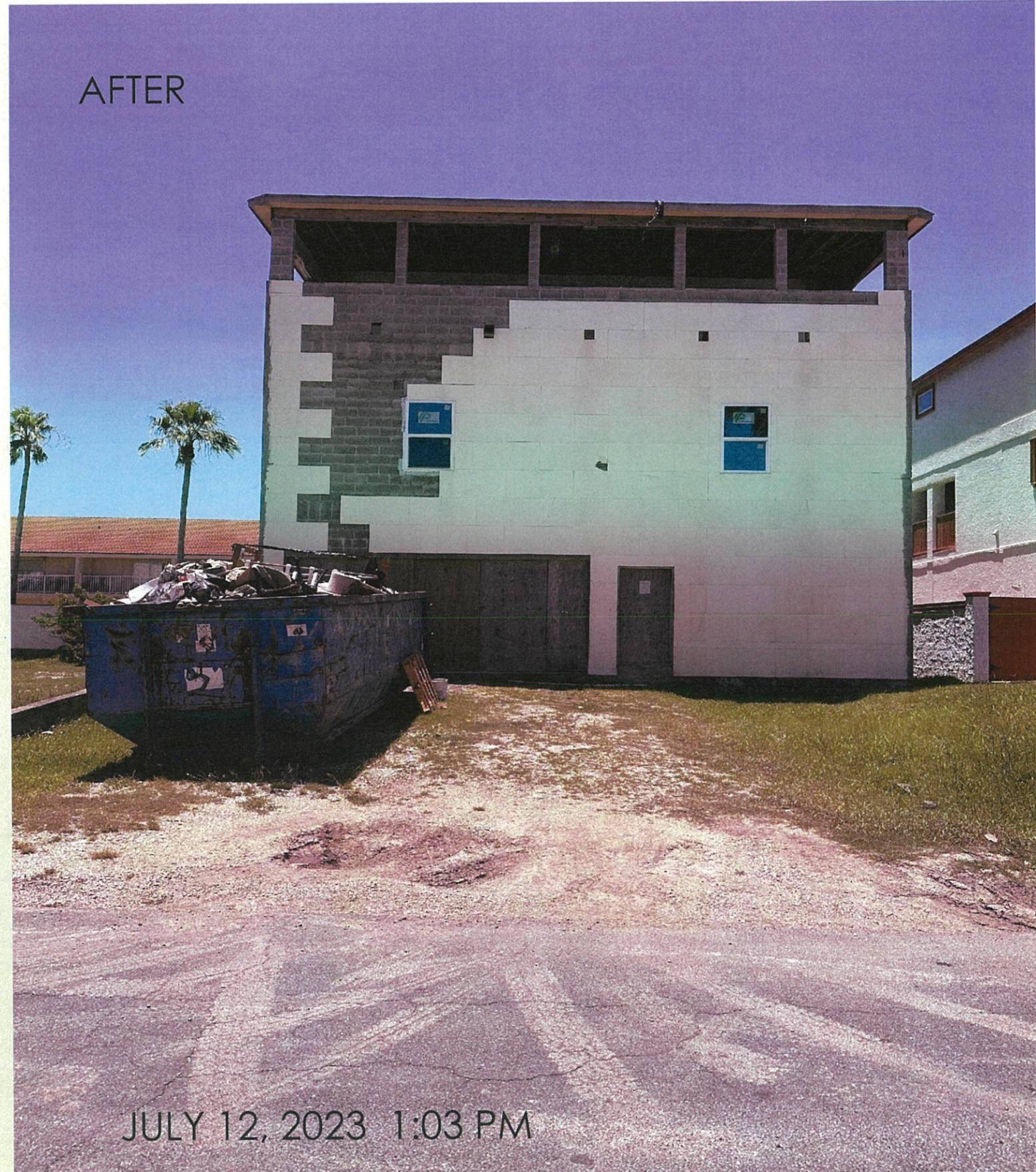
BEFORE

Nov 17, 2021 at 1:03:19 PM



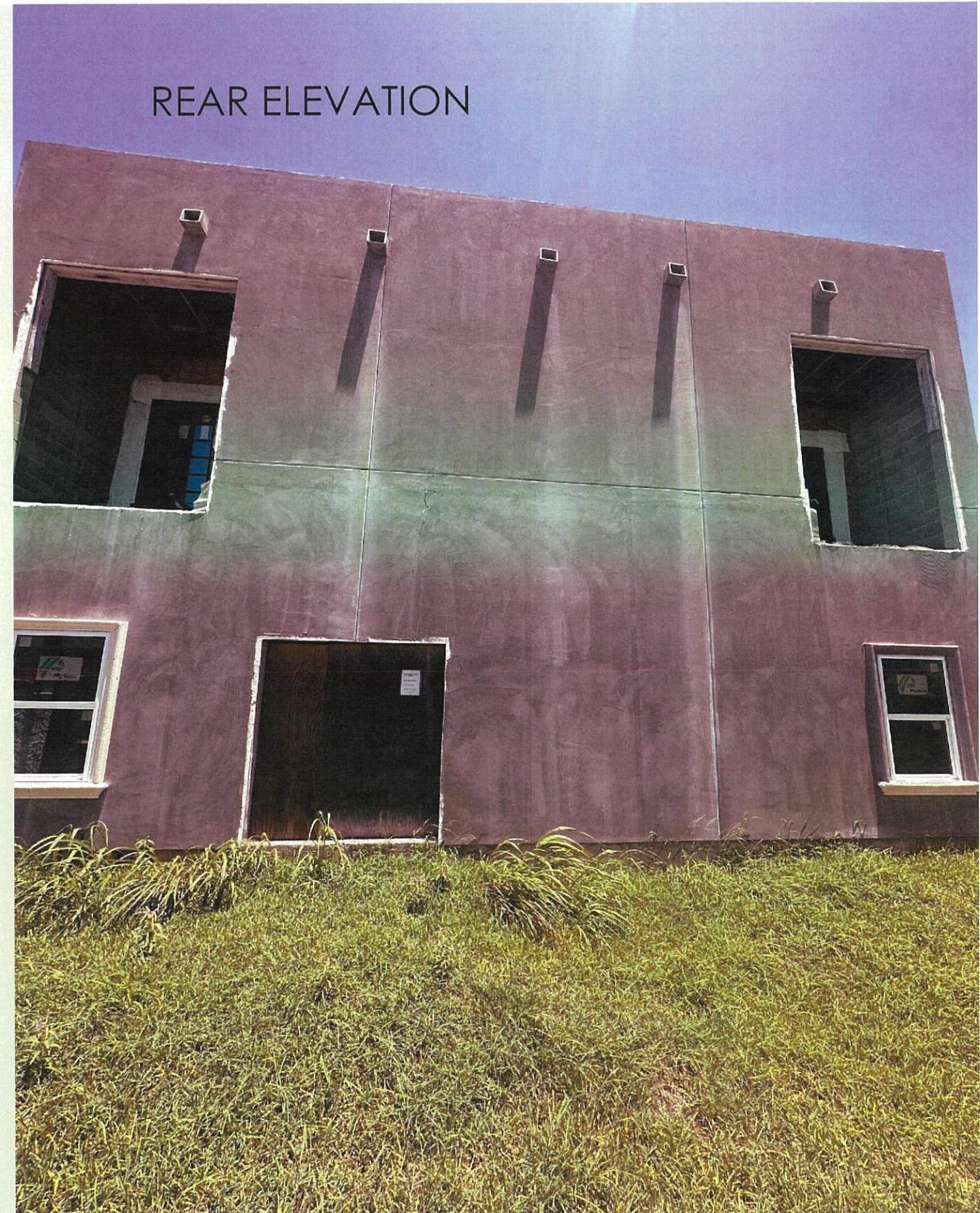
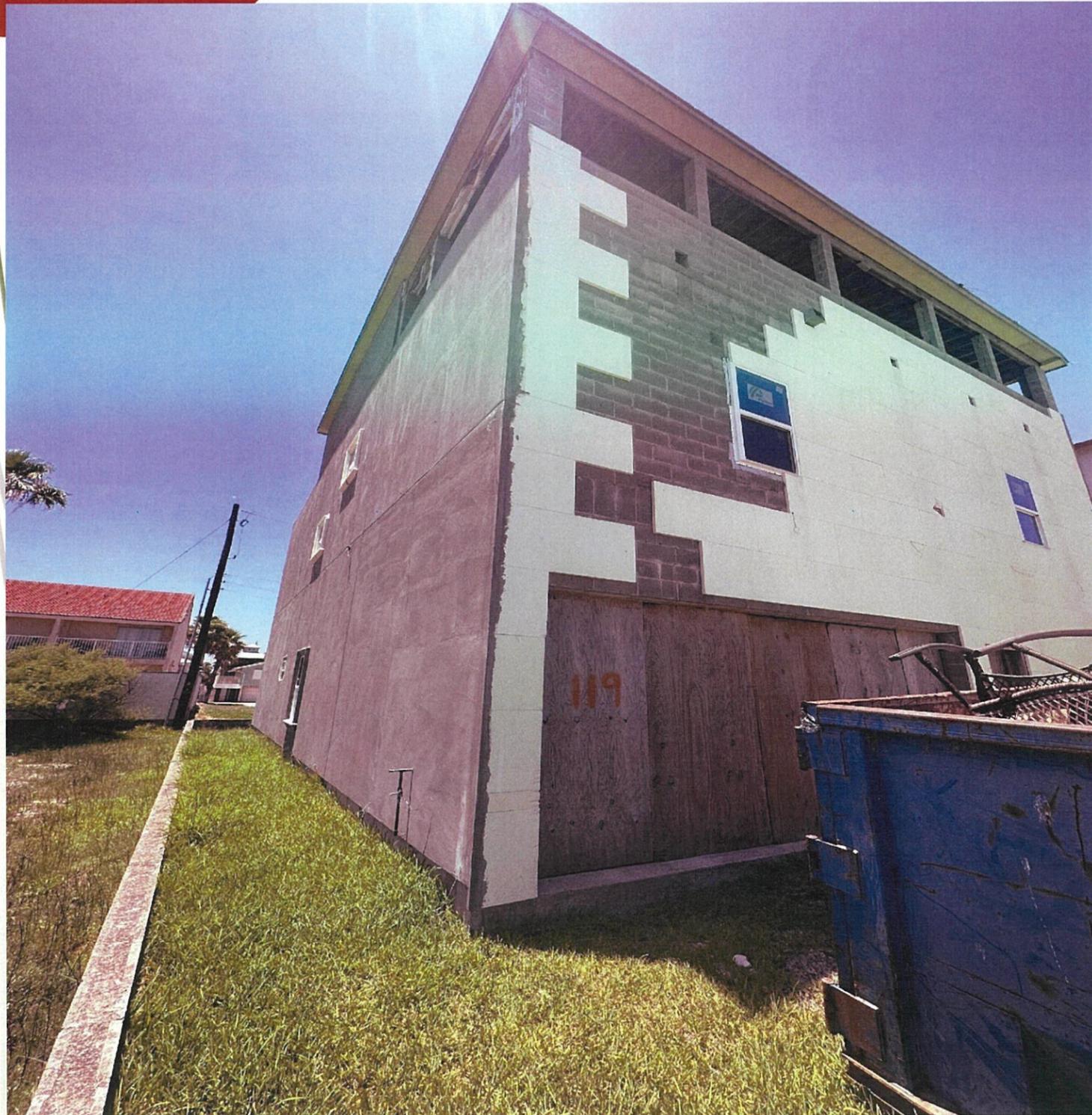
AFTER

JULY 12, 2023 1:03 PM



# 119 E. KINGFISH

CONTINUED



**CITY OF SOUTH PADRE ISLAND  
CITY COUNCIL  
AGENDA REQUEST FORM**

**MEETING DATE:** July 19, 2023

**NAME & TITLE:** Joe Ricco

**DEPARTMENT:** City Council

**ITEM**

Discussion, consideration, and possible action including the issuance of orders declaring the structure located at 1200 Padre Boulevard, South Padre Island, Texas 78597 (South Padre Island - Padre Beach Lot 11 Block 5) as a substandard structure and a public nuisance, and action regarding the status, repair, removal, securing and/or demolishing of the property located at 1200 Padre Boulevard, South Padre Island, Texas 78597 (South Padre Island - Padre Beach, Lot 11 Block 5). (Ricco)

**ITEM BACKGROUND**

This property is a motel that has not been in use for many years and basically abandoned. The owner was recently contacted and he did make attempts to secure the property and cover all graffiti. The property continues to have issues with graffiti and the window/door coverings being removed. Staff is bringing this property forward to the SSRB for discussion and possible action related.

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

Island Way 2022

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

# 1200 Padre Blvd

Apartment building behind Denny's

7/11/23



Plywood removed/ we've heard people  
Are living in there

7/11/23

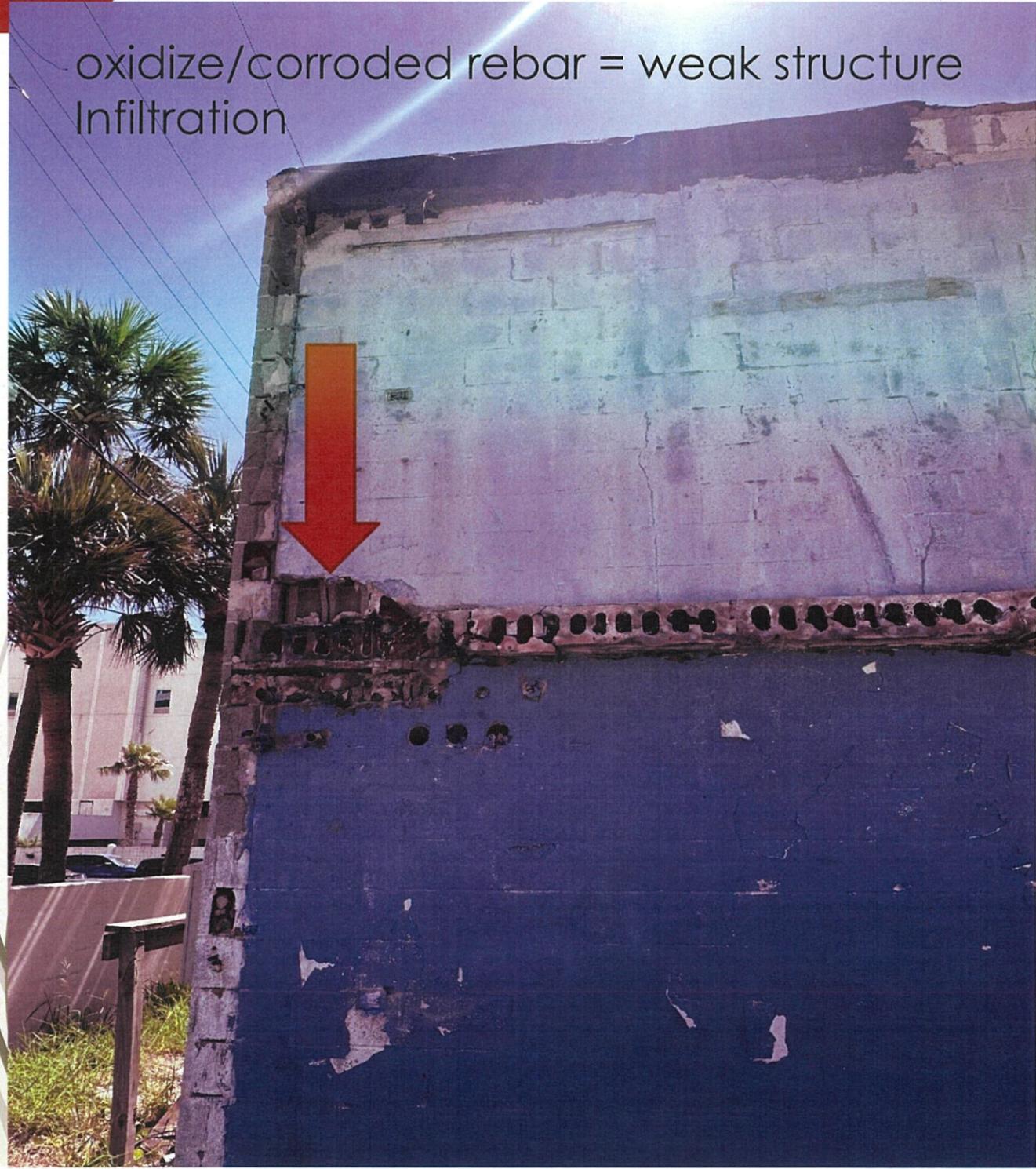


Fallen concrete  
Cracks at integral parts of the structure/load  
Bearing columns

# 1200 Padre Blvd

□ continued

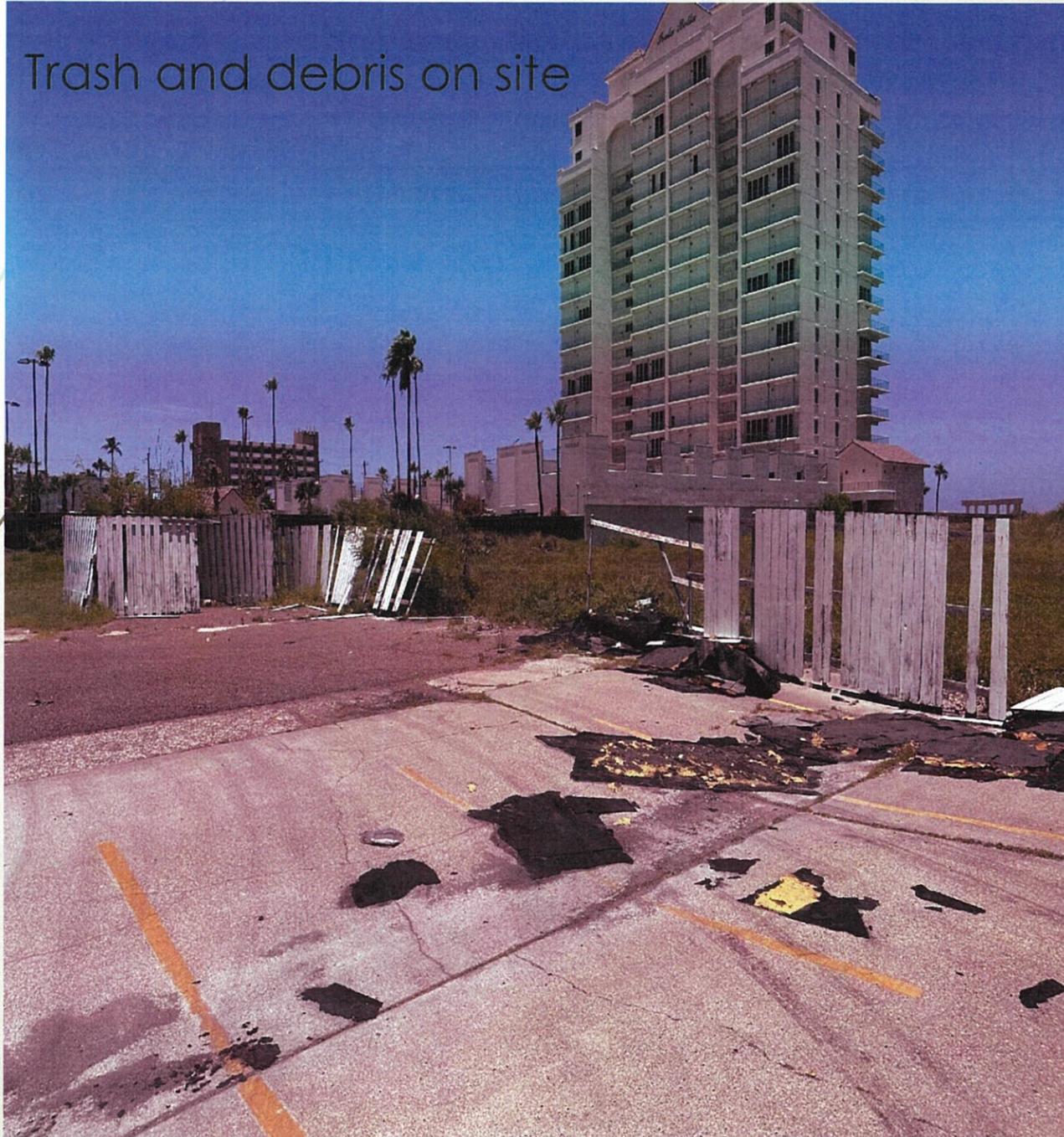
oxidize/corroded rebar = weak structure  
Infiltration



# 1200 Padre

□ continued

Trash and debris on site



Owner had covered/painted all of the graffiti  
They're popping up again