

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

**TUESDAY, SEPTEMBER 15, 2026**

5:00 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

*This is an opportunity for citizens to speak to the board relating to agenda or non-agenda items. Speakers are required to address the board at the podium and give their name before addressing their concerns. [Note: State law will not permit the Substandard Structure Review Board 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 Substandard Structure Review Board meeting.]*

4. Regular Agenda

4.1. Discussion and possible action to approve the minutes from the July 15, 2026,  
Substandard Structure Review Board meeting.

4.2. (A) Report from the Building Official regarding the status of the property located at 119 E.  
Kingfish St (Legal description - Padre Beach Section V, Lot 11, Block 63), and the  
status  
of compliance with the SSRB Orders.

(B) Discussion and possible action regarding the property located at 119 E Kingfish St.  
(Legal description - Padre Beach Section V, Lot 11, Block 63), including the issuance of  
additional orders.

4.3. (A) Report from the Building Official regarding the status of the property located at 6401  
Padre Blvd (Legal description - Tract 9A PADRE BEACH ESTATES SUBDIVISION  
(2020 REPLAT C1-3861 CCMR FILED 04/04/2019), and the status of compliance with  
the SSRB Order.

(B) Discussion and possible action regarding the property located at 6401 Padre Blvd  
(Legal description - Tract 9A PADRE BEACH ESTATES SUBDIVISION (2020  
REPLAT C1-3861 CCMR FILED 04/04/2019)), including the issuance of additional  
orders, and the waiver of the permit fee associated with the construction at the property,  
the required construction bond, the required insurance, and waiver of the requirement of a  
surety bond or letter of credit.

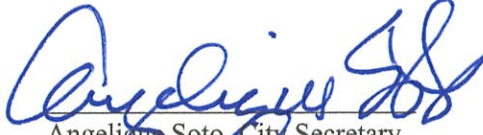
5. Adjourn

DATED SEPTEMBER 9, 2026



  
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 AND THE CITY'S WEBSITE [WWW.MYSPI.ORG](http://WWW.MYSPI.ORG) ON **SEPTEMBER 9, 2026.**, AT/OR BEFORE 5:00PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 3 BUSINESS DAYS 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 CHIEF BUILDING OFFICIAL, FILIBERTO ALBA JR. (956) 761-8103.



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

**MEETING DATE:** September 15, 2026

**NAME & TITLE:** Mayra Woods,

**DEPARTMENT:** Public Works Department

**ITEM**

Discussion and possible action to approve the minutes from the July 15, 2026, Substandard Structure Review Board meeting.

**ITEM BACKGROUND**

The previous meeting was held on July 15, 2026.

**BUDGET/FINANCIAL SUMMARY**

Island Way 2022

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| <p><b>MINUTES OF SUBSTANDARD STRUCTURE REVIEW BOARD MEETING</b></p> <p><b>CITY OF SOUTH PADRE ISLAND</b></p> |
|--------------------------------------------------------------------------------------------------------------|

**THURSDAY, JULY 15, 2026**

**1. CALL TO ORDER**

The Substandard Structures Review Board of the City of South Padre Island, Texas, met on Wednesday, June 17, 2026, 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: Chairman Joe Ricco, Patrick McNulty, Reese Langston, Aarin Hartwell, and Lisa Graves.

City Staff members present were City Manager Randy Smith, Chief Building Official Filiberto Alba Jr., Public Information Coordinator Karin Spinks, and Permit Technician Yamileth Vasquez.

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENTS AND ANNOUNCEMENTS**

None

**4. REGULAR AGENDA**

**4.1. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MINUTES FROM THE JUNE 17, 2026, SSRB MEETING.**

Board Member Reese Langston made a motion to approve the minutes of the June 17, 2026, Substandard Structure Review Board meeting. The motion was seconded by Board Member Lisa Graves. The motion passed unanimously.

**4.2. (A) REPORT FROM THE BUILDING OFFICIAL REGARDING THE STATUS OF THE PROPERTY LOCATED AT 119 E KINGFISH ST (LEGAL DESCRIPTION - PADRE BEACH SECTION V, LOT 11, BLOCK 63), AND THE STATUS OF COMPLIANCE WITH THE SSRB ORDERS.**

Building Official Filiberto Alba presented an update to the Board regarding the property, referencing an interior site visit conducted on July 10, 2026. Photos of the interior were provided for the Board's review.

- **Interior Status:** Mr. Alba noted that the interior conditions remain unchanged from prior meetings, with overall completion estimated at approximately 80%. Key outstanding items include incomplete restrooms, missing AC units, uninstalled tile, lack of light fixtures and interior doors, an unconstructed kitchen, and an uninstalled railing on the exterior rear balcony.
- **Exterior / Driveway Status:** Driveway work has commenced. On July 14, 2026, the driveway contractor obtained the required Right-of-Way (ROW) permit. Subsequent inspection by ROW Inspector Donald Bloom resulted in a passed inspection.

**(B) DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPERTY LOCATED AT 119 E KINGFISH ST (LEGAL DESCRIPTION - PADRE BEACH SECTION V, LOT 11, BLOCK 63), INCLUDING THE ISSUANCE OF ADDITIONAL ORDERS.**

*Property Owner Guadalupe Maldonado provided a project status update to the Board. Mr. Maldonado reported that driveway construction is currently underway and the electrician is actively preparing the interior electrical infrastructure. Additionally, necessary materials—including all doors, tile, shower units, and shower fixtures—have been ordered. Mr. Maldonado estimates the project will reach completion within 7 to 8 weeks.*

No further action was taken at this time.

**4.3. (A) REPORT FROM THE BUILDING OFFICIAL REGARDING THE STATUS OF THE PROPERTY LOCATED AT 6401 PADRE BLVD (LEGAL DESCRIPTION – TRACTS 9A PADRE BEACH ESTATES SUBDIVISION (2020 REPLAT C1-3861 CCMR FILED 04/04/2019), AND THE STATUS OF COMPLIANCE WITH THE SSRB ORDERS.**

Building Official Filiberto Alba Jr. provided an update to the Board regarding the property: Mr. Alba reported that Mr. Amoyal complied with the cleanup order, successfully removing debris, sandbags, and a concrete pile. A minor amount of rubble remains on site. Mr. Alba received an email from Mr. Amoyal from Sky Bank requesting additional documentation to process Mr. Amoyal's construction loan, which remains unapproved at the time. Consequently, Mr. Amoyal is currently unable to submit a surety bond or letter of credit due to ongoing cleanup, interests on his previous construction loan, and costs for the property. Mr. Alba advised Mr. Amoyal that any determination regarding the letter of credit requirement rests solely with the Board.

**(B) DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPERTY LOCATED AT 6401 PADRE BLVD (LEGAL DESCRIPTION- TRACT 9A PADRE BEACH ESTATES SUBDIVISION (2020 REPLAT C1-3861 CCMR FILED 04/04/2019), INCLUDING THE ISSUANCE OF ADDITIONAL ORDERS.**

*Property owner, Mr. Amoyal, addressed the Board about concerns about the letter of credit that was ordered. Mr. Amoyal states that he doesn't think he will need the letter of credit if he goes the construction loan and starts the construction. He would like something in writing stating that he still qualifies to renew or repull the permit to finish the construction or for the Legal Department to speak to Sky Bank. He doesn't want the bank to back out of the loan process thinking that this is a lawsuit.*

Chairman Joe Ricco made an update that:

(A) The deadline to submit a surety bond or line of credit in the amount of \$75,000 to cover the cost of the required demolition or repairs be August 16, 2026,

(B) The owner obtains all necessary permits to commence with the repairs or demolition of the property be obtained by September 1, 2026,

This motion was seconded by Patrick McNulty.

**5. ADJOURN**

There being no further business, the meeting was adjourned at 5:31 p.m.

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Joe Ricco, Chairman

Attested:

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Mayra Woods, Certified Permit Technician

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

**MEETING DATE:** September 15, 2026

**NAME & TITLE:** Mayra Woods,

**DEPARTMENT:** Public Works Department

**ITEM**

(A) Report from the Building Official regarding the status of the property located at 119 E. Kingfish St (Legal description - Padre Beach Section V, Lot 11, Block 63), and the status of compliance with the SSRB Orders.

(B) Discussion and possible action regarding the property located at 119 E Kingfish St. (Legal description - Padre Beach Section V, Lot 11, Block 63), including the issuance of additional orders.

**ITEM BACKGROUND**

Building Official Filiberto Alba presented an update to the Board regarding the property, referencing an interior site visit conducted on July 10, 2026. Photos of the interior were provided for the Board's review.

â€¢ Interior Status: Mr. Alba noted that the interior conditions remain unchanged from prior meetings, with overall completion estimated at approximately 80%. Key outstanding items include incomplete restrooms, missing AC units, uninstalled tile, lack of light fixtures and interior doors, an unconstructed kitchen, and an uninstalled railing on the exterior rear balcony.

â€¢ Exterior / Driveway Status: Driveway work has commenced. On July 14, 2026, the driveway contractor obtained the required Right-of-Way (ROW) permit. Subsequent inspection by ROW Inspector Donald Bloom resulted in a passed inspection.

**BUDGET/FINANCIAL SUMMARY**

Island Way 2022

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

**CLAIM OF LIEN ON BEHALF OF THE  
CITY OF SOUTH PADRE ISLAND, TEXAS**

**State of Texas**

**County of Cameron**

I, Patrick McNulty, Mayor, on behalf of the City of South Padre Island, Texas, located at 4601 Padre Boulevard, South Padre Island, Texas, do hereby claim a lien on the real property described below, for the lawfully assessed civil administrative penalties in the amount of \$29,500, as of January 15, 2025, and thereafter accruing, at a rate of \$250 per day until the assessing of civil administrative penalties terminates.

This claim of a lien for the assessment of civil administrative penalties is in accordance with Chapter 214 of the Local Government Code, and Sec 4-17 of the City of South Padre Island, Texas, Code of Ordinances governing Substandard Structures, and was assessed after a finding that the structure and real property described below is substandard and in violation of minimum building code standards, a nuisance, and constitutes a hazard to the health, safety and welfare of the public and not in compliance with orders of the City of South Padre Island, Texas Substandard Structure Review Board.

**Property Description:** The property and the structure located at 119 E. Kingfish, South Padre Island, Texas 78597, and legally described as:

South Padre Island – Padre Beach Section V, Lot 11, Block 63.



Claimant of Lien, City of South Padre Island, Texas  
Patrick McNulty, Mayor  
4601 Padre Boulevard  
South Padre Island, Texas 78597

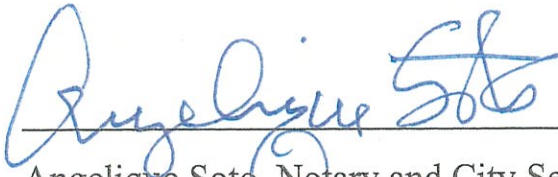
## NOTARY ACKNOWLEDGEMENT

State of Texas

County of Cameron

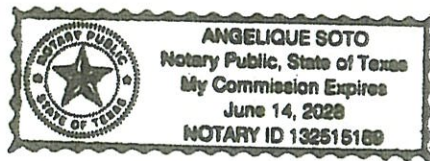
The Affiant, Patrick McNulty, Mayor of the City of South Padre Island, Texas, being duly sworn, on oath deposes and says that he is acting on behalf, and with the authority of the claimant of the lien, The City of South Padre Island, Texas, and that he has read the lien and knows the contents thereof, and that all statements therein contained are true and correct to the best of his belief and knowledge.

Subscribed and sworn before me on the 22<sup>nd</sup> day of January, 2025.



Angelique Soto, Notary and City Secretary

My Commission expires on: June 14, 2028



# BUILDING PERMIT

CITY OF SOUTH PADRE ISLAND  
BUILDING INSPECTION  
DEPARTMENT  
4601 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597  
(956) 761-1025  
(956) 761-3898 FAX



PERMIT NUMBER:  
**20240735**

Date:  
7/01/2024

#137758

OCCUPANCY:  
CONSTRUCTION TYPE:  
ZONING DISTRICT:  
FLOOD ZONE:  
# STORIES: TOTAL HEIGHT:

AREA OF LOT:  
FLOOR AREA (1<sup>ST</sup> FLOOR) 0.00  
FLOOR AREA (2<sup>ND</sup> FLOOR) 0.00

IN ACCORDANCE WITH ALL CITY CODES AND ORDINANCES

CONDITIONS OF APPROVAL:

I HEREBY CERTIFY AND AGREE, THAT ALL OF THE PROVISIONS OF THE BUILDING CODE, THE ZONING ORDINANCE AND THE ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. PERMIT MAY BE REVOKED AT ANY TIME UPON VIOLATION OF ANY OF THE PROVISIONS OF SAID REGULATIONS. I HEREBY AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF SOUTH PADRE ISLAND AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY BY CONSEQUENCE OF THE GRANTING OF THIS PERMIT, OR FROM THE VIRTUE THEREOF AND WILL IN ALL THINGS STRICTLY COMPLY WITH THE CONDITIONS OF THIS PERMIT.

I HEREBY ACKNOWLEDGE THAT THE INFORMATION GIVEN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT I AM THE OWNER OR THE DULY AUTHORIZED AGENT OF THE OWNER. I AGREE TO COMPLY WITH CITY AND STATE LAWS REGULATING CONSTRUCTION AND IN DOING THE WORK AUTHORIZED THEREBY. I UNDERSTAND THAT RESPONSIBILITY FOR COMPLIANCE RESTS WITH THE PERMIT HOLDER.

SIGNATURE OF OWNER, CONTRACTOR OR AGENT

X

AGENT FOR:

ADDRESS: CITY:

JOB LOCATION

JOB ADDRESS: 119 E KINGFISH ST  
LOT: 11  
BLOCK: 63  
SECTION: V  
SUBDIVISION: PADRE BEACH  
OTHER:

CONTRACTOR

NAME: GUADALUPE MALDONADO  
GUADALUPE MALDONADO  
ADDRESS: 4002 ALTA AVE  
CITY/STATE: EDINBURG TX 78542  
LICENSE NO.:  
CELL:  
OFFICE: 956-685-9817

OWNER

NAME: GUADALUPE MALDONADO  
ADDRESS: 1009 W WISCONSIN  
CITY/STATE: EDINBURG TX 78539  
PHONE: 571-268-3676

DESIGNER

NAME:  
ADDRESS:  
CITY/STATE:

PROPOSED WORK

WORK TO BE DONE: RESIDENTIAL REPAIR

DESCRIBE: ROOF, ELECTRICAL, PLUMBING, DRYWALL, MECHANICAL AND SO FORTH RELATED TO CONSTRUCTION WORK TO COMPLETE RESIDENTIAL BUILDING. CONDITIONS: FOLLOW PLANS APPROVED PREVIOUSLY BY CITY STAFF. SUBCONTRACTORS REQUIRED TO GET THEIR PERMITS.

CURRENT USE:  
TYPE: RESIDENTIAL REPAIR  
UNITS: 0.00  
VALUATION: \$200,000.00

## APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY BUILDING INSPECTOR AND FEES ARE PAID.

X

SIGNATURE OF INSPECTOR

FEE CODE  
100

DESCRIPTION  
BUILDING PERMIT

AMOUNT  
\$2,800.00

TOTAL

\$ 2,800.00



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Civil & Structural Associates

Guadalupe Maldonado  
119 E. Kingfish  
South Padre Island, TX

Re: Superstructure Investigation  
119 E. Kingfish  
South Padre Island, TX

November 13, 2024

Project No. CASA H192091-01

Attn: Guadalupe Maldonado

As requested, CASA Engineering has performed a structural investigation on the 5<sup>th</sup> of November, 2024 at the above referenced structure. Our visual inspection was accomplished in accordance with your instructions that we investigate and report our findings regarding the structural adequacy of the pre-manufactured wood trusses.

Directional references are made as viewed from the front. The building is a three-story, conventionally framed wood structure with load bearing concrete masonry unit (CMU) perimeter walls supported by a monolithic concrete beam and slab foundation with deep piers. The home is not completed and is in the framing stage.

#### GENERAL COMMENTS

My professional services have been rendered with care and diligence and in a manner customary for professionals involved with structural investigations. This report does not cover or warrant the structural quality of any structural members or components which are not exposed and are not readily available for visual inspection or other areas not mentioned in this report; nor does it imply that the structural members or components are free from defects including but not limited to wood rot, termites, or corrosion. No other warranty, either expressed or implied, is made as to the recommendations presented in this report.

The report was prepared for the exclusive use of *Guadalupe Maldonado* and is not intended for any other purpose. Our report is based on information available to us at this time. Should additional information become available, we reserve the right to determine the impact, if any, the new information has on our opinions and conclusions and to revise our opinions and conclusions if necessary and warranted.

Received

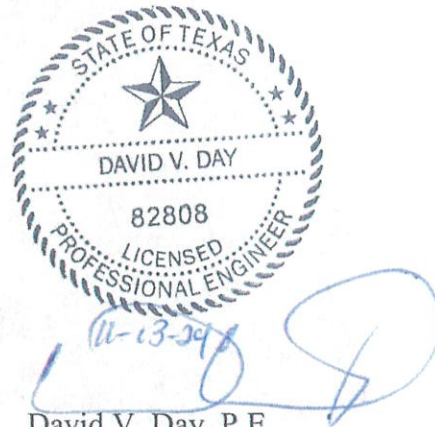
NOV 18 2024

City of South Padre Island  
Inspections Department

1117 N. Stuart Place Rd., Suite E  
Harlingen, Texas 78552  
Phone 956.428.7900  
Fax 956.428.7903  
[www.casaengr.com](http://www.casaengr.com)  
TX Registered Firm F-8483

I appreciate the opportunity to be of service to you. Please feel free to call and discuss any of the information contained in this report. Thank you.

Sincerely,

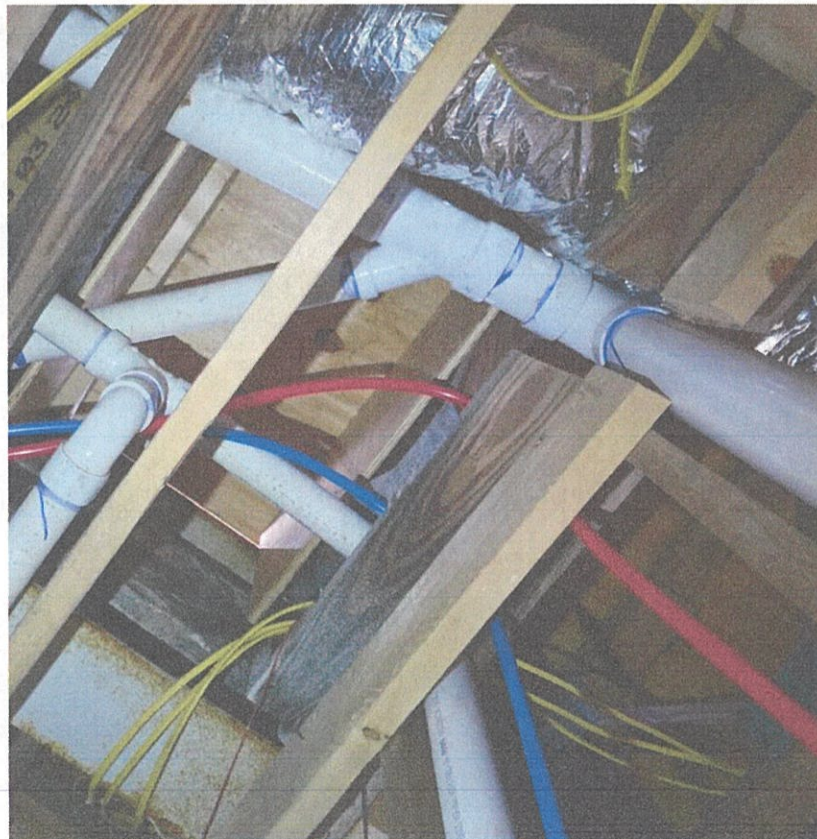


David V. Day, P.E.  
**CASA Engineering, L.L.C.**

DVD/JFS



Cut truss end in between 1<sup>st</sup> and 2<sup>nd</sup> floor at left side of residence.



Cut truss end in between 2<sup>nd</sup> and 3<sup>rd</sup> floor at left side of residence.



**2x4 wall cut in half or missing more than 50% of its volume.**



**2x4 wall cut in half or missing more than 50% of its volume.**



## INSPECTION RECORD

|                     |                     |         |          |              |    |
|---------------------|---------------------|---------|----------|--------------|----|
| <b>Task:</b>        | INSPECTION          |         |          |              |    |
| <b>Inspection:</b>  | SHEET ROCK          |         |          |              |    |
| <b>Due:</b>         | 5/08/2025           | 8:00 AM | sp.falba |              |    |
| <b>Property:</b>    | 119 E KINGFISH ST   |         |          |              |    |
| <b>Subdivision:</b> | PADRE BEACH         | Lot:    | 11       | Block:       | 63 |
| <b>Contact:</b>     | GUADALUPE MALDONADO |         |          | 571-268-3676 |    |
| Permit #: 20240735  |                     |         |          |              |    |

**Notes:** FOR NEW HOME MR. MALDONADO

**Inspection**

☒ Approved/Passed  
☐ Failed

☐ Partial Pass  
☐ Red Tag/Stop Work

**Violations/Notes:**

Does a Reinspection Fee need to be added to this Project? ☐ Yes ☐ No

**Completed by:**

sp.falba

**Date:**

5/8/25

Entered in Building Projects:

☐



## INSPECTION RECORD

|                     |                     |         |          |              |    |
|---------------------|---------------------|---------|----------|--------------|----|
| <b>Task:</b>        | INSPECTION          |         |          |              |    |
| <b>Inspection:</b>  | INSULATION          |         |          |              |    |
| <b>Due:</b>         | 3/06/2025           | 8:00 AM | sp.falba |              |    |
| <b>Property:</b>    | 119 E KINGFISH ST   |         |          |              |    |
| <b>Subdivision:</b> | PADRE BEACH         | Lot:    | 11       | Block:       | 63 |
| <b>Contact:</b>     | GUADALUPE MALDONADO |         |          | 571-268-3676 |    |
| Permit #: 20240735  |                     |         |          |              |    |

### Notes:

### Inspection

☒ Approved/Passed  
☐ Failed

☐ Partial Pass  
☐ Red Tag/Stop Work

### Violations/Notes:

Does a Reinspection Fee need to be added to this Project? ☐ Yes ☐ No

Completed by: F. Alba Date: 3/6/25

Entered in Building Projects: ☐



## INSPECTION RECORD

|                     |                     |         |          |              |    |
|---------------------|---------------------|---------|----------|--------------|----|
| <b>Task:</b>        | INSPECTION          |         |          |              |    |
| <b>Inspection:</b>  | FRAMING             |         |          |              |    |
| <b>Due:</b>         | 1/14/2025           | 8:00 AM | sp.falba |              |    |
| <b>Property:</b>    | 119 E KINGFISH ST   |         |          |              |    |
| <b>Subdivision:</b> | PADRE BEACH         | Lot:    | 11       | Block:       | 63 |
| <b>Contact:</b>     | GUADALUPE MALDONADO |         |          | 571-268-3676 |    |
| Permit #: 20240735  |                     |         |          |              |    |

Notes: **MEP & FRAMING**

Inspection

☐ Approved/Passed

☒ Partial Pass

☐ Failed

☐ Red Tag/Stop Work

Violations/Notes:

- Straps on window & door headers for 2nd & 3rd floor.  
- Re-route flex A/C duct on 2nd & 3rd floor.

Does a Reinspection Fee need to be added to this Project? ☐ Yes ☐ No

Completed by:  F. Alba

Date: 1/14/2025

Entered in Building Projects: ☐



## INSPECTION RECORD

|                    |                   |         |          |              |    |
|--------------------|-------------------|---------|----------|--------------|----|
| Task:              | INSPECTION        |         |          |              |    |
| Inspection:        | SEWER LINE        |         |          |              |    |
| Due:               | 8/04/2025         | 8:00 AM | sp.falba |              |    |
| Property:          | 119 E KINGFISH ST |         |          |              |    |
| Subdivision:       | PADRE BEACH       | Lot:    | 11       | Block:       | 63 |
| Contact:           | RS PLUMBING       |         |          | 956-358-0050 |    |
| Permit #: 20241256 |                   |         |          |              |    |

### Notes:

### Inspection

☒ Approved/Passed  
☐ Failed

☐ Partial Pass  
☐ Red Tag/Stop Work

### Violations/Notes:

Okay to cover

Does a Reinspection Fee need to be added to this Project? ☐ Yes ☐ No

Completed by: Moore Date: 8-1-25

Entered in Building Projects: ☐



## INSPECTION RECORD

THURSDAY

|                    |                   |         |           |        |    |
|--------------------|-------------------|---------|-----------|--------|----|
| Task:              | INSPECTION        |         |           |        |    |
| Inspection:        | WORKING CLEARANCE |         |           |        |    |
| Due:               | 5/21/2026         | 8:00 AM | sp.amoore |        |    |
| Property:          | 119 E KINGFISH ST |         |           |        |    |
| Subdivision:       | PADRE BEACH       | Lot:    | 11        | Block: | 63 |
| Contact:           | JUAN S ELECTRIC   |         |           |        |    |
| Permit #: 20241084 |                   |         |           |        |    |

### Notes:

ESI ID: 60353774

### Inspection

☒ Approved/Passed  
☐ Failed

☐ Partial Pass  
☐ Red Tag/Stop Work

### Violations/Notes:

Okay to energize

Does a Reinspection Fee need to be added to this Project? ☐ Yes ☐ No

Completed by: Moore Date: 5-21-26

Entered in Building Projects: ☐

Printed: 5/20/2026 2:16 PM

# RIGHT OF WAY PERMIT

CITY OF SOUTH PADRE ISLAND  
BUILDING INSPECTION  
DEPARTMENT  
4601 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597  
(956) 761-1025  
(956) 761-3898 FAX



PERMIT NUMBER:  
**20260734**

Date:  
**7/14/2026**

**#147708**

## IN ACCORDANCE WITH ALL CITY CODES AND ORDINANCES

### COMMENTS:

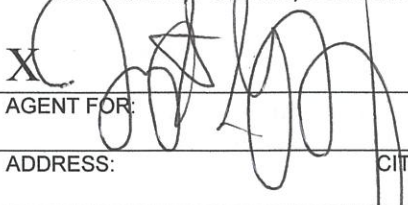
THIS PERMIT IS HEREBY GRANTED ON THE EXPRESS CONDITION AND WITH THE AGREEMENT FROM THE APPLICANT OR HIS AGENT, THAT ERECTION OF SAID BUILDING OR ALTERATIONS SHALL CONFORM IN ALL RESPECTS TO THE BUILDING AND ZONING REGULATIONS OF THE CITY OF SOUTH PADRE ISLAND WHETHER HEREIN SPECIFIED OR NOT AND MAY BE REVOKED AT ANY TIME UPON VIOLATION OF ANY OF THE PROVISIONS OF SAID REGULATIONS. RESPONSIBILITY FOR COMPLIANCE RESTS WITH THE HOLDER.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX (6) MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE (1) YEAR AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF SOUTH PADRE ISLAND AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY BY CONSEQUENCE OF THE GRANTING OF THIS PERMIT, OR FROM THE USE OR OCCUPANCY OF ANY SIDEWALK, STREET OR SUB-SIDEWALK PLACED BY VIRTUE THEREOF AND WILL IN ALL THINGS STRICTLY COMPLY WITH THE CONDITIONS OF THIS PERMIT.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. I UNDERSTAND THAT RESPONSIBILITY FOR COMPLIANCE RESTS WITH THE PERMIT HOLDER.

SIGNATURE OF OWNER, CONTRACTOR OR AGENT

X   
AGENT FOR:  
ADDRESS: CITY:

JOB LOCATION

JOB ADDRESS: 119 E KINGFISH ST

LOT: 11  
BLOCK: 63  
SECTION: V  
SUBDIVISION: PADRE BEACH  
OTHER:

CONTRACTOR

NAME: JG BUILDERS  
ADDRESS: PO BOX 4800  
CITY/STATE: HIDALGO TX 78557  
LICENSE NO.:  
CELL:  
OFFICE:

OWNER

NAME: GUADALUPE MALDONADO  
ADDRESS: 1009 W WISCONSIN  
CITY/STATE: EDINBURG TX 78539  
PHONE: 571-268-3676

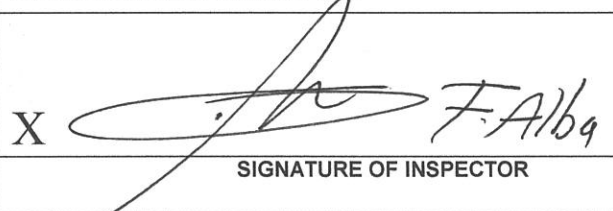
PROPOSED WORK

WORK TO BE DONE: RIGHT OF WAY  
**DESCRIBE: RESIDENTIAL DRIVEWAY.**

TYPE: RIGHT OF WAY  
VALUATION: \$ 0.00

### APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY BUILDING INSPECTOR AND FEES ARE PAID.

X   
SIGNATURE OF INSPECTOR

FEE CODE DESCRIPTION  
155 RIGHT OF WAY PERMIT

AMOUNT  
\$ 75.00

TOTAL

\$ 75.00



# RE-INSPECTION REPORT

CITY OF SOUTH PADRE ISLAND BUILDING DEPARTMENT  
4601 PADRE BOULEVARD  
(956) 761-8104

REQUESTED ON: DATE: 07-16-2026  
TIME: 11:15 AM

## PERMIT TYPE / NUMBER:

- ☐ Building \_\_\_\_\_  
☐ Electrical \_\_\_\_\_  
☐ Plumbing \_\_\_\_\_  
☐ Mechanical \_\_\_\_\_

- ☒ ROW CONK. APPROACH \_\_\_\_\_  
☐ Pool \_\_\_\_\_  
☐ Lawn Irrigation \_\_\_\_\_  
☐ Other \_\_\_\_\_

Name: JERRY GONZALEZ Phone# 956-299-0066

Address / Location 119 E. KINKFISH

Legal: Lot(s) 11 Block(s) 63 Subdivision PB Section 1

- | Building                            | Electrical                                 | Plumbing                              | Mechanical                        | Other                    |
|-------------------------------------|--------------------------------------------|---------------------------------------|-----------------------------------|--------------------------|
| <input type="checkbox"/> Piling     | <input type="checkbox"/> T-Pole            | <input type="checkbox"/> Underground  | <input type="checkbox"/> Rough-In | <input type="checkbox"/> |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Underground       | <input type="checkbox"/> Rough-In     | <input type="checkbox"/> Final    | <input type="checkbox"/> |
| <input type="checkbox"/> Framing    | <input type="checkbox"/> Rough-In          | <input type="checkbox"/> Sewer Line   | <input type="checkbox"/> Other    | <input type="checkbox"/> |
| <input type="checkbox"/> Block      | <input type="checkbox"/> Final             | <input type="checkbox"/> Final        |                                   | <input type="checkbox"/> |
| <input type="checkbox"/> Insulation | <input type="checkbox"/> Power Reconnect   | <input type="checkbox"/> Water Heater |                                   |                          |
| <input type="checkbox"/> Sheetrock  | <input type="checkbox"/> Working Clearance | <input type="checkbox"/> Shower Liner |                                   |                          |
| <input type="checkbox"/> Final      | <input type="checkbox"/> Other             | <input type="checkbox"/> Other        |                                   |                          |
| <input type="checkbox"/> Other      |                                            |                                       |                                   |                          |
- Gate Code: \_\_\_\_\_

APPROVED: ☒ NOT APPROVED: \_\_\_\_\_ Received By: \_\_\_\_\_

Comments: WOVEN WIRE REPLACED W/NO. 3 REBAR

PAVEMENT WAS CUT

WIDTH OF DRIVE WAS REDUCED

SIDEWALK REMOVED FROM ROW

READY TO POUR CONCRETE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dm Be

Inspector's Signature I-

Inspector's Signature I-

07-13-2026 7:15 AM

DATE/TIME OF INSPECTION

---

## SUBSTANDARD STRUCTURES BOARD

119 E. KINGFISH ST.

## RIGHT OF WAY PERMIT

CITY OF SOUTH PADRE ISLAND  
BUILDING INSPECTION  
DEPARTMENT  
4601 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597  
(956) 761-1025  
(956) 761-3898 FAX



PERMIT NUMBER:  
20260734

Date:  
7/14/2026

#147708

### IN ACCORDANCE WITH ALL CITY CODES AND ORDINANCES

#### COMMENTS:

THIS PERMIT IS HEREBY GRANTED ON THE EXPRESS CONDITION AND WITH THE AGREEMENT FROM THE APPLICANT OR HIS AGENT THAT INSPECTION OF SAID BUILDING OR ALTERATIONS SHALL CONFORM IN ALL RESPECTS TO THE BUILDING AND ZONING REGULATIONS OF THE CITY OF SOUTH PADRE ISLAND. ANYTHING HEREIN SPECIFIED OR NOT AND MAY BE REQUESTED AT ANY TIME UPON VIOLATION OF ANY OF THE PROVISIONS OF SAID REGULATION. RESPONSIBILITY FOR COMPLIANCE RESTS WITH THE HOLDER.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX (6) MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE (1) YEAR AT ANY TIME AFTER WORK IS COMMENCED.

THE APPLICANT AGREES TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF SOUTH PADRE ISLAND AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY BY CONSEQUENCE OF THE GRANTING OF THIS PERMIT, OR FROM THE USE OR OCCUPANCY OF ANY SIDEWALK, STREET OR SUB-GRADWALK PLACED BY WHOMEVER THEREOF AND WILL IN ALL THINGS STRICTLY COMPLY WITH THE CONDITIONS OF THIS PERMIT.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH. WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRECLUDE TO USE AUTHORITY TO VIOLATE OR ENFORCE THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. I UNDERSTAND THAT RESPONSIBILITY FOR COMPLIANCE RESTS WITH THE PERMIT HOLDER.

SIGNATURE OF OWNER, CONTRACTOR OR AGENT

AGENT FOR:   
ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_

| FEE CODE | DESCRIPTION         | AMOUNT   |
|----------|---------------------|----------|
| 155      | RIGHT OF WAY PERMIT | \$ 75.00 |

JOB ADDRESS: 119 E KINGFISH ST

LOT: 11  
BLOCK: 63  
SECTION: V  
SUBDIVISION: PADRE BEACH  
OTHER:

NAME: JG BUILDERS  
ADDRESS: PO BOX 4800  
CITY/STATE: MIDLAND TX 79657  
LICENSE NO.:  
CELL:  
OFFICE:

NAME: GUADALUPE MALDONADO  
ADDRESS: 1005 W WISCONSIN  
CITY/STATE: EDINBURG TX 78539  
PHONE: 571-268-3678

WORK TO BE DONE: RIGHT OF WAY  
DESCRIBE: RESIDENTIAL DRIVEWAY

TYPE: RIGHT OF WAY  
VALUATION: \$ 0.00

#### APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY BUILDING INSPECTOR AND FEES ARE PAID.

X FA/69  
SIGNATURE OF INSPECTOR

TOTAL \$ 75.00

# UPDATE

## RE-INSPECTION REPORT



CITY OF SOUTH PADRE ISLAND BUILDING DEPARTMENT  
4601 PADRE BOULEVARD  
(956) 761-8104

DATE: 07-16-2026  
REQUESTED ON: TIME: 11:15 AM

#### PERMIT TYPE / NUMBER:

☐ Building ☒ ROW CONK. APPROACH  
☐ Electrical ☐ Pool  
☐ Plumbing ☐ Lawn Irrigation  
☐ Mechanical ☐ Other

Name: JERRY GONZALEZ Phone# 956-299-0866

Address / Location 119 E. KINGFISH

Legal: Lot(s) 11 Block(s) 63 Subdivision PB Section 1

| Building                            | Electrical                                 | Plumbing                              | Mechanical                        | Other                    |
|-------------------------------------|--------------------------------------------|---------------------------------------|-----------------------------------|--------------------------|
| <input type="checkbox"/> Piling     | <input type="checkbox"/> T-Pole            | <input type="checkbox"/> Underground  | <input type="checkbox"/> Rough-In | <input type="checkbox"/> |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Underground       | <input type="checkbox"/> Rough-In     | <input type="checkbox"/> Final    | <input type="checkbox"/> |
| <input type="checkbox"/> Framing    | <input type="checkbox"/> Rough-In          | <input type="checkbox"/> Sewer Line   | <input type="checkbox"/> Other    | <input type="checkbox"/> |
| <input type="checkbox"/> Block      | <input type="checkbox"/> Final             | <input type="checkbox"/> Final        |                                   | <input type="checkbox"/> |
| <input type="checkbox"/> Insulation | <input type="checkbox"/> Power Reconnect   | <input type="checkbox"/> Water Heater |                                   |                          |
| <input type="checkbox"/> Sheetrock  | <input type="checkbox"/> Working Clearance | <input type="checkbox"/> Shower Liner |                                   |                          |
| <input type="checkbox"/> Final      | <input type="checkbox"/> Other             | <input type="checkbox"/> Other        |                                   |                          |
| <input type="checkbox"/> Other      |                                            |                                       |                                   |                          |

Gate Code: \_\_\_\_\_

APPROVED: ☒ NOT APPROVED: \_\_\_\_\_ Received By: \_\_\_\_\_

Comments: WOVEN WIRE REPLACED W/NO. 3 REBAR

PAVEMENT WAS CUT

WIDTH OF DRIVE WAS REDUCED

SIDEWALK REMOVED FROM ROW

READY TO POUR CONCRETE

Inspector's Signature I-

Inspector's Signature I-

07-13-2026 7:15 AM  
DATE/TIME OF INSPECTION



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

**MEETING DATE:** September 15, 2026

**NAME & TITLE:** Mayra Woods,

**DEPARTMENT:** Public Works Department

**ITEM**

(A) Report from the Building Official regarding the status of the property located at 6401 Padre Blvd (Legal description - Tract 9A PADRE BEACH ESTATES SUBDIVISION (2020 REPLAT C1-3861 CCMR FILED 04/04/2019), and the status of compliance with the SSRB Order.

(B) Discussion and possible action regarding the property located at 6401 Padre Blvd (Legal description - Tract 9A PADRE BEACH ESTATES SUBDIVISION (2020 REPLAT C1-3861 CCMR FILED 04/04/2019)), including the issuance of additional orders, and the waiver of the permit fee associated with the construction at the property, the required construction bond, the required insurance, and waiver of the requirement of a surety bond or letter of credit.

**ITEM BACKGROUND**

Building Official Filiberto Alba Jr. provided an update to the Board regarding the property: Mr. Alba reported that Mr. Amoyal complied with the cleanup order, successfully removing debris, sandbags, and a concrete pile. A minor amount of rubble remains on site. Mr. Alba received an email from Mr. Amoyal from Sky Bank requesting additional documentation to process Mr. Amoyal's construction loan, which remains unapproved at the time. Consequently, Mr. Amoyal is currently unable to submit a surety bond or letter of credit due to ongoing cleanup, interests on his previous construction loan, and costs for the property. Mr. Alba advised Mr. Amoyal that any determination regarding the letter of credit requirement rests solely with the Board.

Chairman Joe Ricco made an update that:

(A) The deadline to submit a surety bond or line of credit in the amount of \$75,000 to cover the cost of the required demolition or repairs be August 16, 2026,

(B) The owner obtains all necessary permits to commence with the repairs or demolition of the property be obtained by September 1, 2026,

This motion was seconded by Patrick McNulty.

**BUDGET/FINANCIAL SUMMARY**

Island Way 2022

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**



## **SUBSTANDARD STRUCTURES REVIEW BOARD**

### **SUBSTANDARD STRUCTURE ORDER**

## **ORDER NO. 26-01**

### **AN ORDER OF THE CITY OF SOUTH PADRE ISLAND SUBSTANDARD STRUCTURES REVIEW BOARD WITH REGARD TO THE ABATEMENT OF THE NUISANCE AND SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 6401 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

**WHEREAS**, the Substandard Structures Review Board (SSRB) for the City of South Padre Island conducted a public hearing on May 20, 2026, wherein the structure located at 6401 Padre Boulevard, City of South Padre Island, Texas, was agenda item numbers 4.4 and 4.5 during said meetings, legal description being: TRACT 9A PADRE BEACH ESTATES SUBDIVISION SECTION V, LOT (2020 REPLAT C1-3861 CCMR FILED 04/04/2019: and

**WHEREAS** the SSRB specifically finds that all proper notices have been sent consistent with all State and Local legal requirements and Ordinances; and

**WHEREAS** the SSRB takes notice of and incorporates all evidence presented to the Substandard Structures Review Board including the issuance of notices, and report from the Building Official on the condition of the structure and property for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

**WHEREAS**, the SSRB finds that the structure and property is dilapidated, substandard, in violation of minimum building standards and applicable City Codes, unfit for human habitation and constitutes a hazard to the health, safety and welfare of the public; it's defects and conditions exist to the extent that the life, health, property, and safety of the public are endangered, and the structure therefore constitutes a public nuisance;

**THEREFORE, IT IS HEREBY ORDERED BY THE SUBSTANDARD STRUCTURES REVIEW BOARD OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, THAT:**

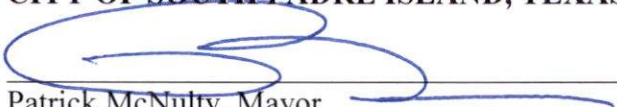
1. Based upon the evidence presented, the SSRB finds that the Property is in violation of the ordinances relative to substandard structures under the South Padre Island Code of Ordinances: Section 4-17(B) Substandard Structures, 4-17(C) Public nuisance declared,

and 2015 International Property Maintenance Code Section 108.1.5 Dangerous structure or premises, and the minimum standards of the model building codes adopted by the City, and other applicable City Codes.

2. The owner is **HEREBY ORDERED** to submit, by June 15, 2026, a detailed plan and time schedule with specific dates for the commencement, performance and completion of the required demolition/or repairs needed to bring the property into full compliance with all City Codes and Ordinances and to fully abate the nuisance. The owner is **FURTHER ORDERED AS FOLLOWS:**
3. A sign shall be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER – UNSAFE TO OCCUPY.
4. That the owner clears and cleans the property of all debris by June 15, 2026.
5. That the owner submits a surety bond or letter of credit in the amount of \$75,000 to cover the cost of the required demolition or repairs by June 15, 2026.
6. That the owner secures the partial substandard structure and property from unauthorized entry within 48 hours.
7. Should the owner or lien holders fail to comply with this order within the granted period, the City may do the ordered work and vacate, secure, remove, or demolish the structure and place a lien on the property in accordance with applicable law;
8. Should the property owner violate the terms of this order, the City may seek civil administrative penalties in an amount not to exceed \$1,000.00 per day.
9. The property shall be brought back to the SSRB for review at the next scheduled meeting or as deemed necessary by the SSRB to ensure and verify compliance with this Order.
10. The City Secretary shall file a copy of this order with the City as required by State law and publish in a newspaper of general circulation the street address and legal description of the Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.
11. The owner and lien holders shall be sent a copy of this order.

ORDERED ON THIS THE 20th DAY OF MAY 2026.

**CITY OF SOUTH PADRE ISLAND, TEXAS**

  
Patrick McNulty, Mayor

**ATTEST:**

Angelique "Nikki" Soto, City Secretary







**SUBSTANDARD STRUCTURE REVIEW BOARD**  
**SUBSTANDARD STRUCTURE NOTICE LETTER**  
**NOTICE OF HEARING**

May 7<sup>th</sup>, 2026

SPI Carmen LLC.  
3300 Padre Blvd.  
South Padre Island, TX. 78597

**Subject: NOTICE OF VIOLATION; NOTICE TO ABATE/REPAIR**

Repair of Structure located at:  
6401 Padre Boulevard, South Padre Island, TX. 78597  
(PADRE BEACH SECTION VIII LOT 19 BLK 116 REPLAT 1-1440-B)

**HEARING DATE: May 20<sup>th</sup>, 2026, 5:00 p.m.**  
4601 Padre Blvd., South Padre Island, Texas 78597

Dear SPI CARMEN LLC:

According to the real property records of Cameron County, and appropriate records of the Secretary of State, Central Appraisal District, and tax rolls, among others, SPI CARMEN LLC. is the owner or a lienholder or mortgagee 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 20<sup>th</sup> 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 or about April 17<sup>th</sup>, 2026, the Building Inspector inspected the interior and exterior of the property after several complaints received from residents of this city and a courtesy email was sent to Mr. Amoyal.



The complaints centered around a unfinished construction site with piles of debris, no fencing, and a unsafe and hazardous area. Notices to comply had been sent previously and another email to the owner regarding the status of the project and the non-compliance with city codes and the existence of a unsafe area was sent on April 17, 2026, and no reply has been received, and the property remains in its unsafe condition.

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

This letter is your official notice of violation and order to abate the violations at 6401 Padre Blvd., South Padre Island, Texas 78597 (the property).

The City's Building Inspector has found the structure to be substandard based upon violations of the minimum standards adopted under the City of South Padre Island Code of Ordinance Chapter 4 – Building & Construction, and for other reasons as follows:

### **SECTION 4-17.- SUBSTANDARD STRUCTURES**

#### **(B) SUBSTANDARD STRUCTURES**

#### **(2) A BUILDING OR STRUCTURE SHALL BE DEEMED A SUBSTANDAR STRUCTURE IF:**

- (b) Said building or structure, regardless of its structural condition, is either unoccupied by its owners, lessees, or other invitees, or fails to meet the requirements for and does not currently hold a certificate of occupancy, and is:**
  - 1. Unsecured from unauthorized entry to the extent that it could be entered into or used by vagrants or other uninvited people as a place of harborage or could be entered into or used by children to their detriment, and constitutes a unsafe property not only to children but to all members of the public and constitutes a public nuisance.
  - 2. The dangerous and unsafe site remains unsecured, without fencing or any other type of enclosure that prevents children and other people from entering the unsafe area. The area and partial structure remain unsecured and constitutes a danger that does not adequately prevent unauthorized entry or use of the structure.
  - 3. Remains a new but incomplete or unfinished construction for a period of time which is unreasonable under the circumstances.
  - 4. The condition of the property and the partial structure is dangerous to human life, unfit for human habitation or is detrimental to public safety, health, or welfare.



5. The property is in a state of extreme uncleanliness that creates a danger and is detrimental to the public's safety, health, and welfare.
6. The property does not have the ability to be issued a certificate of occupancy or maintain a certificate of occupancy due to its dilapidated or substandard status that makes it unfit for human habitation and is a hazard to public health, safety, and welfare, and constitutes a nuisance and is unlawful.
7. The property does not comply with the minimum standards established by the most recent Standard codes and the applicable City Codes

The owner, lien holders or other responsible parties have until the date and time of the hearing described herein to bring the Substandard structure into compliance with all applicable City codes and to abate the unlawful nuisance.

A hearing has been set for May 20<sup>th</sup>, 2026, at 5:00 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.

**FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY AND THE ISSUANCE OF OTHER ORDERS ALLOWED BY LAW INCLUDING THE ASSESSMENT OF 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,

---

Filiberto Alba Jr.  
Building Official  
City of South Padre Island

CC: Randy Smith, City Manager  
Edmund Cyganiewicz, City Attorney  
Joe Ricco, Chairman, Substandard Structures Review Board

## 10-Month Construction Schedule

### July 1, 2026 – April 30, 2027

| Phase | Activity                             | Start        | Finish       |
|-------|--------------------------------------|--------------|--------------|
| 1     | Mobilization, Temp Facilities, Fence | Jul 1, 2026  | Jul 15, 2026 |
| 2     | Utilities & Water Meter              | Jul 1, 2026  | Jul 31, 2026 |
| 3     | Structural Steel Fabrication         | Jul 1, 2026  | Aug 31, 2026 |
| 4     | Concrete Work                        | Jul 15, 2026 | Aug 31, 2026 |
| 5     | Steel Erection                       | Aug 15, 2026 | Sep 30, 2026 |
| 6     | Mezzanine / Decking                  | Sep 1, 2026  | Oct 15, 2026 |
| 7     | CMU Walls                            | Sep 15, 2026 | Nov 15, 2026 |
| 8     | Roofing (TPO)                        | Oct 1, 2026  | Nov 30, 2026 |
| 9     | Windows & Exterior Doors             | Nov 1, 2026  | Dec 15, 2026 |
| 10    | Plumbing Rough-In                    | Nov 1, 2026  | Dec 31, 2026 |
| 11    | Electrical Rough-In                  | Nov 1, 2026  | Jan 15, 2027 |
| 12    | HVAC Rough-In                        | Nov 15, 2026 | Jan 15, 2027 |
| 13    | Fire Sprinklers                      | Nov 15, 2026 | Jan 15, 2027 |
| 14    | Fire Alarm                           | Dec 1, 2026  | Jan 15, 2027 |
| 15    | Wood Framing                         | Dec 1, 2026  | Jan 31, 2027 |
| 16    | Insulation                           | Jan 15, 2027 | Jan 31, 2027 |
| 17    | Sheetrock                            | Jan 15, 2027 | Feb 15, 2027 |
| 18    | Tape & Float                         | Feb 1, 2027  | Feb 28, 2027 |
| 19    | Suspended Ceiling                    | Feb 15, 2027 | Mar 15, 2027 |
| 20    | Doors & Trim                         | Feb 15, 2027 | Mar 31, 2027 |
| 21    | Painting                             | Mar 1, 2027  | Mar 31, 2027 |
| 22    | Tile Flooring                        | Mar 1, 2027  | Apr 10, 2027 |
| 23    | VCT Flooring                         | Mar 15, 2027 | Apr 15, 2027 |
| 24    | Stained Concrete                     | Mar 15, 2027 | Apr 15, 2027 |
| 25    | Fixtures & Water Heaters             | Apr 1, 2027  | Apr 15, 2027 |
| 26    | Lighting Fixtures                    | Apr 1, 2027  | Apr 15, 2027 |
| 27    | HVAC Startup                         | Apr 1, 2027  | Apr 20, 2027 |
| 28    | Testing & Commissioning              | Apr 10, 2027 | Apr 20, 2027 |
| 29    | Parking Lot Paving                   | Apr 1, 2027  | Apr 15, 2027 |
| 30    | Railings                             | Apr 1, 2027  | Apr 15, 2027 |
| 31    | Landscaping                          | Apr 15, 2027 | Apr 25, 2027 |
| 32    | Cleanup & Punch List                 | Apr 15, 2027 | Apr 30, 2027 |
| 33    | Final Inspections & CO               | Apr 20, 2027 | Apr 30, 2027 |



## **SUBSTANDARD STRUCTURES REVIEW BOARD**

### **SUBSTANDARD STRUCTURE ORDER**

### **ORDER NO. 26-01-A**

**AN ORDER OF THE CITY OF SOUTH PADRE ISLAND SUBSTANDARD STRUCTURES  
REVIEW BOARD WITH REGARD TO THE ABATEMENT OF THE NUISANCE AND  
SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 6401 PADRE  
BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

**WHEREAS**, the Substandard Structures Review Board (SSRB) for the City of South Padre Island conducted another public hearing on June 17, 2026, wherein the structure located at 6401 Padre Boulevard, City of South Padre Island, Texas, was agenda item numbers 4.3 and 4.4 during said meetings, legal description being: TRACT 9A PADRE BEACH ESTATES SUBDIVISION SECTION V, LOT (2020 REPLAT C1-3861 CCMR FILED 04/04/2019; and

**WHEREAS** the SSRB specifically finds that all proper notices have been sent consistent with all State and Local legal requirements and Ordinances; and

**WHEREAS** the SSRB takes notice of and incorporates all evidence presented to the Substandard Structures Review Board including the issuance of notices, and report from the Building Official on the condition of the structure and property for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

**WHEREAS**, the SSRB findings that the structure and property is dilapidated, substandard, in violation of minimum building standards and applicable City Codes, unfit for human habitation and constitutes a hazard to the health, safety and welfare of the public; it's defects and conditions exist to the extent that the life, health, property, and safety of the public are endangered, and the structure therefore constitutes a public nuisance remain as previously found:

**THEREFORE, IT IS HEREBY ORDERED BY THE SUBSTANDARD STRUCTURES REVIEW BOARD OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, THAT:**

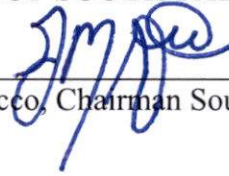
1. Based upon the evidence presented, the SSRB finds that the Property remains in violation of the ordinances relative to substandard structures under the South Padre Island Code of Ordinances: Section 4-17(B) Substandard Structures, 4-17(C) Public nuisance declared,

and 2015 International Property Maintenance Code Section 108.1.5 Dangerous structure or premises, and the minimum standards of the model building codes adopted by the City, and other applicable City Codes.

2. The owner is **HEREBY ORDERED AS FOLLOWS:**
3. A sign shall remain posted at the front and rear entrance to the property in substantially similar form: **SUBSTANDARD BUILDING - DO NOT ENTER – UNSAFE TO OCCUPY.**
4. That the owner clears and cleans the property, and the adjacent properties, of all debris including the piles of wood and concrete and the trash and debris and plastic materials blown onto other adjacent and surrounding properties by July 1, 2026.
5. That the current deadline for the owner to submit a surety bond or letter of credit in the amount of \$75,000 to cover the cost of the required demolition or repairs by June 25, 2026.
6. That the owner continues to secure the partial substandard structure and property from unauthorized entry and prohibit unauthorized entry onto the property.
7. Should the owner or lien holders fail to comply with this order within the granted period, the City may do the ordered work and vacate, secure, remove, or demolish the structure and place a lien on the property in accordance with applicable law.
8. That the owner obtains all necessary permits to commence with the needed repairs or demolition of the property by August 1, 2026.
9. That the owner commences the required demolition of the property or the repairs needed to obtain compliance with all city codes by August 15, 2026.
10. That the assessment of civil administrative penalties be assessed against the owner at the sum of \$500 (Five-Hundred Dollars) per day for violation of this **ORDER** beginning on June 25, 2026, if the property is not cleaned and cleared of all debris and trash including the piles of wood and concrete and the trash and debris and plastic materials blown onto adjacent and surrounding properties by July 1, 2026.
11. The property shall be brought back to the SSRB for review at the next scheduled meeting or as deemed necessary by the SSRB to ensure and verify compliance with this Order.
12. **That all SSRB previous ORDERS contained in Order 26-01 remain in effect**
13. The City Secretary shall file a copy of this order with the City as required by State law and publish in a newspaper of general circulation the street address and legal description of the Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.
14. The owner and lien holders shall be sent a copy of this order.

ORDERED ON THIS THE 17<sup>th</sup> DAY OF JUNE 2026.

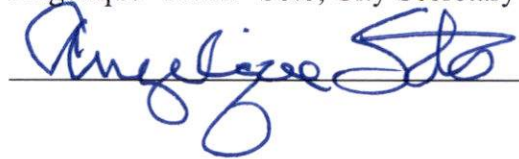
**CITY OF SOUTH PADRE ISLAND SSRB**



Joe Ricco, Chairman South Padre Island SSRB

**ATTEST:**

Angelique "Nikki" Soto, City Secretary



## Re: External: Spi carmen llc project financial information

Menny/Alon,

Thank you both for your time this morning. Per our conversation, please send us the following information at your earliest convenience:

- Copy of current LOI/ Lease Agreement
- Flood Insurance Dec page for : 3300 Padre Blvd.  
(expires 7/15/26)
- Confirmation of paid property taxes
- Letter from the city regarding the suit, with pictures of the job site.

Please reply with your approval to go ahead and debit the external account for the loan payment that was returned so we can get your loan current.

Thank you!



**Breck Leftwich**

Vice President  
Commercial Banker  
NMLS# 2658051

📞 682.882.7303 📠 817.319.9294

📍 3000 Montgomery St, Suite 100 Fort Worth TX 76107

[www.bluesky.bank](http://www.bluesky.bank)





## **SUBSTANDARD STRUCTURES REVIEW BOARD**

### **SUBSTANDARD STRUCTURE ORDER**

### **ORDER NO. 26-01-B**

**AN ORDER OF THE CITY OF SOUTH PADRE ISLAND SUBSTANDARD STRUCTURES  
REVIEW BOARD WITH REGARD TO THE ABATEMENT OF THE NUISANCE AND  
SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 6401 PADRE  
BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

**WHEREAS**, the Substandard Structures Review Board (SSRB) for the City of South Padre Island conducted another public hearing on July 15, 2026, wherein the structure located at 6401 Padre Boulevard, City of South Padre Island, Texas, was agenda item numbers 4.3(A) and 4.3(B) during said meeting, legal description being: TRACT 9A PADRE BEACH ESTATES SUBDIVISION SECTION V, LOT (2020 REPLAT C1-3861 CCMR FILED 04/04/2019: and

**WHEREAS** the SSRB specifically finds that all proper notices have been sent consistent with all State and Local legal requirements and Ordinances; and

**WHEREAS** the SSRB takes notice of and incorporates all evidence presented to the Substandard Structures Review Board including the issuance of notices, and report from the Building Official on the condition of the structure and property for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

**WHEREAS**, the SSRB findings that the structure and property is dilapidated, substandard, in violation of minimum building standards and applicable City Codes, unfit for human habitation and constitutes a hazard to the health, safety and welfare of the public; it's defects and conditions exist to the extent that the life, health, property, and safety of the public are endangered, and the structure therefore constitutes a public nuisance remain as previously found:

**THEREFORE, IT IS HEREBY ORDERED BY THE SUBSTANDARD STRUCTURES REVIEW BOARD OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, THAT:**

1. Based upon the evidence presented, the SSRB finds that the Property remains in violation of the ordinances relative to substandard structures under the South Padre Island Code of Ordinances: Section 4-17(B) Substandard Structures, 4-17(C) Public nuisance declared,

and 2015 International Property Maintenance Code Section 108.1.5 Dangerous structure or premises, and the minimum standards of the model building codes adopted by the City, and other applicable City Codes.

2. The owner is **HEREBY ORDERED AS FOLLOWS:**
3. A sign shall remain posted at the front and rear entrance to the property in substantially similar form: **SUBSTANDARD BUILDING - DO NOT ENTER – UNSAFE TO OCCUPY**
4. The current deadline for the owner to submit a surety bond or letter of credit in the amount of \$75,000 to cover the cost of the required demolition or repairs is extended to August 16, 2026.
5. That the owner continues to secure the partial substandard structure and property from unauthorized entry and prohibit unauthorized entry onto the property.
6. Should the owner or lien holders fail to comply with this order within the granted period, the City may do the ordered work and vacate, secure, remove, or demolish the structure and place a lien on the property in accordance with applicable law.
7. That the owner obtains all necessary permits to commence with the needed repairs or demolition of the property by September 1, 2026.
8. The property shall be brought back to the SSRB for review at the next scheduled meeting or as deemed necessary by the SSRB to ensure and verify compliance with this Order.
9. **That all SSRB previous ORDERS contained in Order 26-01 and 26-01-A remain in effect**
10. The City Secretary keep a copy of this order at city hall where it shall be available for public review and obtained during regular business hours in the office of the City Secretary or the Public works Department.
11. The owner shall be sent a copy of this order.

ORDERED ON THIS THE 15<sup>th</sup> DAY OF JULY 2026.

**CITY OF SOUTH PADRE ISLAND SSRB**

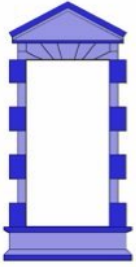
  
\_\_\_\_\_  
Joe Ricco, Chairman South Padre Island SSRB

**ATTEST:**

Angelique "Nikki" Soto, City Secretary

  
\_\_\_\_\_  
Angelique Soto





**Roberto J Ruiz** *Architect, Incorporated*

615 West Tandy Road · Brownsville, Texas 78520

08/05/26

Re: SPI "Sandcastle" Retail Center  
6401 Padre Blvd  
South Padre Island, TX

Dear Sir or Madam,

I'm writing to confirm that the architectural and engineering services that my office is providing on the above referenced project include Construction Observation. These services are executed during the entire process of construction of the project from permitting and groundbreaking through final completion and post completion warranty periods.

The Structural Engineer of Record and I have performed observations and inspections to determine the current status of the work in place at the project site and have advised the Owners to take the following steps:

- Wirebrush and prep all exposed steel rebar to remove any rust
- Remove temporary concrete forms from the foundation

After these steps have been completed, it is our professional opinion that the construction of the project may proceed as per the Construction Documents.

Please contact me if you have any questions.

Sincerely,

Roberto J Ruiz



Phone: 877 816 2800

PO Box 32577  
Waco, Texas 76703-4200

## LICENSE AND PERMIT BOND

Bond No. CMB-26-1016843-00

### KNOW ALL MEN BY THESE PRESENTS:

That we MENASHE AMOUAL & ALON CARMELI of the City of SOUTH PADRE ISLAND, State of Texas, as Principal, and INSURORS INDEMNITY COMPANY, a Corporation duly licensed to do business in the State of Texas as surety, are held and firmly bound unto the CITY OF SOUTH PADRE ISLAND, State of Texas, Oblige in the amount of Fifty Thousand Dollars (\$50,000.00) DOLLARS,

lawful money of the United States, to be paid to the said Oblige, for which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That whereas, the Principal has been licensed as a General Contractor by the Oblige.

NOW THEREFORE, if the Principal shall faithfully perform the duties and comply with the laws and ordinances (including all amendments), pertaining to the license or permit, then this obligation to be void, otherwise to remain in full force and effect for a period commencing on the 17 day of August 2026, and ending on the 17th day of August 2027, unless renewed by continuation certificate.

PROVIDED, HOWEVER, that regardless of the number of years this bond may remain in force and the number of claims which may be made against this bond, the liability of the Surety shall not be cumulative and the aggregate liability of the Surety for any and all claims suits, or actions under this bond shall not exceed the amount stated above. Any revision of the bond amount shall not be cumulative.

This bond may be terminated at any time by the Surety upon sending notice in writing to the Oblige and to the Principal, in care of the Oblige or at such other address as the Surety deems reasonable, and at the expiration of thirty (30) days from the mailing of notice or as soon thereafter as permitted by applicable law, whichever is later, this bond shall terminate and the Surety shall be relieved from any liability for any subsequent acts or omissions of the Principal.

Dated this 18th day of August 2026.

MENASHE AMOUAL & ALON CARMELI  
Principal

By \_\_\_\_\_  
Principal

Countersigned

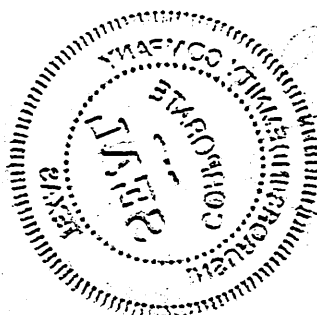
By \_\_\_\_\_  
Resident Agent

INSURORS INDEMNITY COMPANY

By William Chad Hainley  
William Chad Hainley

Bond verification: [bonddept@insurorsindemnity.com](mailto:bonddept@insurorsindemnity.com)

IIC - 2-22-003



**POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY  
Waco, Texas**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**Number:** CMB-26-1016843-00

That INSURORS INDEMNITY COMPANY, Waco, Texas, organized and existing under the laws of the State of TEXAS, and authorized and licensed to do business in the State of \_\_\_\_\_ and the United States of America, does hereby make, constitute and appoint

William Chad Hainley of the City of San Antonio, State of TEXAS

as Attorney in Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge, and deliver for and on its behalf as Surety and as its act and deed, all of the following classes of document, to -wit:

Indemnity, Surety and Undertakings that may be desired by contract, or may be given in any action or proceeding in any court of law or equity; Indemnity in all cases where indemnity may be lawfully given and with full power and authority to execute consents and waivers to modify or change or extend any bond or document executed for this Company.

INSURORS INDEMNITY COMPANY

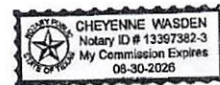
Attest: Tammy Tieperman  
Tammy Tieperman, Secretary

By: Dave E. Talbert  
Dave E. Talbert, President

State of Texas  
County of McLennan

On the 1st day of January, 2025, before me a Notary Public in the State of Texas, personally appeared Dave E. Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they executed the above Power of Attorney in their capacities as President, and Corporate Secretary, respectively, of Insurors Indemnity Company, and acknowledged said Power of Attorney to be the voluntary act and deed of the Company.

Cheyenne Warden  
Notary Public, State of Texas



Insurors Indemnity Company certifies that this Power of Attorney is granted under and by authority of the following resolutions of the Company adopted by the Board of Directors on November 11, 2014:

RESOLVED, that all bonds, undertakings, contracts or other obligations may be executed in the name of the Company by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in accordance with these Resolutions. Said Power of Attorney shall be executed in the name and on behalf of the Company either by the Chairman and CEO or the President, under their respective designation. The signature of such officer and the seal of the Company may be affixed by facsimile to any Power of Attorney, and, unless subsequently revoked and subject to any limitation set forth therein, any such Power of Attorney or certificate bearing such facsimile signature and seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signature and seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached.

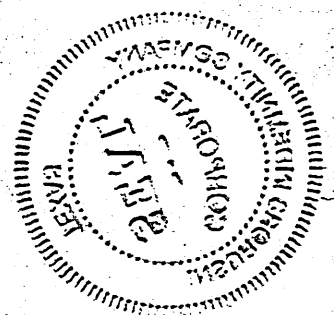
RESOLVED, that Attorneys in Fact shall have the power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and any such instrument executed by such Attorneys in Fact shall be binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Secretary of the Company.

I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby certify that the foregoing is a true excerpt from the Resolutions of the said Company as adopted by its Board of Directors on November 11, 2014, and that this Resolution is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect and has not been revoked.

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this 18th day of August 2026.

Tammy Tieperman  
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY, PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 32577, WACO, TEXAS 76703 OR EMAIL US AT [BONDDEPT@INSURORSINDEMNITY.COM](mailto:BONDDEPT@INSURORSINDEMNITY.COM).





Phone: 877 816 2800

PO Box 32577  
Waco, Texas 76703-4200

## IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

You may call Insurors Indemnity Company's toll-free telephone number for information or to make a complaint at:

1-877-816-2800

You may also write to Insurors Indemnity Company at:

P.O. Box 32577  
Waco, TX 76703-4200  
Or  
225 South Fifth Street  
Waco, TX 76701

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at

1-800-252-3439

You may write the Texas Department of Insurance at:

Consumer Protection (111-1A)  
P.O. Box 149091  
Austin, TX 78714-9091  
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

### ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Insurors Indemnity Company's para informacion o para someter una queja al

1-877-816-2800

Usted tambien puede escribir a Insurors Indemnity Company:

P.O. Box 32577  
Waco, TX 76703-4200  
O  
225 South Fifth Street  
Waco, TX 76701

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

Consumer Protection (111-1A)  
P.O. Box 149091  
Austin, TX 78714-9091  
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa conceniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

### UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



August 27, 2026

To Whom It May Concern:

We are writing regarding Order No. 26-01-B and the property located at 6401 Padre Boulevard, South Padre Island, Texas.

The loan has been approved by the Bank, the loan documents have been drafted and delivered to Borrower, the loan documents are the final stages of being reviewed and agreed to by the parties, and Blue Sky Bank expects the documents to be executed by the parties within the week.

Given this progress, we respectfully request the City's consideration of waiving the \$75,000.00 bond or letter of credit requirement, or alternatively, suspending the requirement provided that construction continues to advance in a timely manner. A \$75,000.00 bond is a hurdle to Bank's funding for the improvements. As construction costs and material prices continue to increase, this additional requirement places a significant financial burden on the project and its owners.

The owners remain committed to completing the development and maintaining compliance with all applicable City requirements. We appreciate your consideration of this request and welcome the opportunity to discuss a mutually agreeable path forward.

Respectfully,

A handwritten signature in blue ink, appearing to read "Matt Kennedy", is written over a light blue horizontal line. The signature is fluid and cursive.

Matt Kennedy  
SVP – Blue Sky Bank

# TEMPORARY CONSTRUCTION PERMIT

CITY OF SOUTH PADRE ISLAND  
BUILDING INSPECTION  
DEPARTMENT  
4601 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597  
(956) 761-1025  
(956) 761-3898 FAX



PERMIT NUMBER:

20260868

Date:

8/31/2026

OCCUPANCY: B -  
BUSINESS  
CONSTRUCTION TYPE:  
ZONING DISTRICT:  
FLOOD ZONE:  
# STORIES: TOTAL HEIGHT: 36'

AREA OF LOT:  
FLOOR AREA (1<sup>ST</sup> FLOOR) 14863'  
FLOOR AREA (2<sup>ND</sup> FLOOR) 0.00

IN ACCORDANCE WITH ALL CITY CODES AND ORDINANCES

CONDITIONS OF APPROVAL: **PERMIT MUST BE POSTED ALL TIMES. PLANS MUST BE ON SITE AT ALL TIMES.**

I HEREBY CERTIFY AND AGREE, THAT ALL OF THE PROVISIONS OF THE BUILDING CODE, THE ZONING ORDINANCE AND THE ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. PERMIT MAY BE REVOKED AT ANY TIME UPON VIOLATION OF ANY OF THE PROVISIONS OF SAID REGULATIONS. I HEREBY AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF SOUTH PADRE ISLAND AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY BY CONSEQUENCE OF THE GRANTING OF THIS PERMIT, OR FROM THE VIRTUE THEREOF AND WILL IN ALL THINGS STRICTLY COMPLY WITH THE CONDITIONS OF THIS PERMIT.

I HEREBY ACKNOWLEDGE THAT THE INFORMATION GIVEN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT I AM THE OWNER OR THE DULY AUTHORIZED AGENT OF THE OWNER. I AGREE TO COMPLY WITH CITY AND STATE LAWS REGULATING CONSTRUCTION AND IN DOING THE WORK AUTHORIZED THEREBY. I UNDERSTAND THAT RESPONSIBILITY FOR COMPLIANCE RESTS WITH THE PERMIT HOLDER.

SIGNATURE OF OWNER, CONTRACTOR OR AGENT

X

AGENT FOR:

ADDRESS: CITY:

JOB LOCATION

JOB ADDRESS: 6401 PADRE BLVD  
LOT: TRACTS 9A  
BLOCK:  
SECTION:  
SUBDIVISION: PADRE BEACH ESTATES  
OTHER: NORTH SHOPPING CENTER

CONTRACTOR

NAME: MENNY AMOYAL  
ADDRESS: 3300 PADRE BLVD  
CITY/STATE: SOUTH PADRE ISLAND TX 78597  
LICENSE NO.:  
CELL:  
OFFICE: 956-761-1221

OWNER

NAME: SPI CARMEN LLC  
ADDRESS: 6401 PADRE BLVD  
CITY/STATE: SOUTH PADRE ISLAND TX 78597  
PHONE: 956-455-4917

DESIGNER

NAME:  
ADDRESS:  
CITY/STATE:

PROPOSED WORK

WORK TO BE DONE: NEW COMMERCIAL BUILDING  
DESCRIBE: **REINSTATING NEW COMMERCIAL SHOPPING MALL PERMIT. PERMIT FEE IS BASED ON 50% OF THE TOTAL (80% BASED ON PROGRESS OF CONSTRUCTION).**

CURRENT USE:  
TYPE: NEW COMMERCIAL BUILDING  
UNITS: 0.00  
VALUATION: \$1,500,000.00

## APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY BUILDING INSPECTOR AND FEES ARE PAID.

X

SIGNATURE OF INSPECTOR

FEE CODE 100 DESCRIPTION BUILDING PERMIT

AMOUNT \$4,000.00

TOTAL

\$ 4,000.00

---

## 6401 PADRE BLVD. “SANDCASTLE SHOPPING CENTER”

*TRACT 9A PADRE BEACH ESTATES SUBDIVISION (2020 REPLAT C1-3861 CCMR FILED 04/04/2019)*

UPDATE



Phone: 877 816 2800

PO Box 32577  
Waco, Texas 76703-4200

## LICENSE AND PERMIT BOND

Bond No. **CMB-26-1016843-00**

### KNOW ALL MEN BY THESE PRESENTS:

That we **MENASHE AMOVAL & ALON CARMELI** of the City of **SOUTH PADRE ISLAND**, State of **Texas**, as Principal, and INSURORS INDEMNITY COMPANY, a Corporation duly licensed to do business in the State of Texas as surety, are held and firmly bound unto the **CITY OF SOUTH PADRE ISLAND**, State of **Texas**, Obligor in the amount of **Fifty Thousand Dollars** (\$50,000.00) DOLLARS,

lawful money of the United States, to be paid to the said Obligor, for which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That whereas, the Principal has been licensed as a **General Contractor** by the Obligor.

NOW THEREFORE, if the Principal shall faithfully perform the duties and comply with the laws and ordinances (including all amendments), pertaining to the license or permit, then this obligation to be void, otherwise to remain in full force and effect for a period commencing on the **17** day of **August**, **2026**, and ending on the **17th** day of **August**, **2027**, unless renewed by continuation certificate.

PROVIDED, HOWEVER, that regardless of the number of years this bond may remain in force and the number of claims which may be made against this bond, the liability of the Surety shall not be cumulative and the aggregate liability of the Surety for any and all claims suits, or actions under this bond shall not exceed the amount stated above. Any revision of the bond amount shall not be cumulative.

This bond may be terminated at any time by the Surety upon sending notice in writing to the Obligor and to the Principal, in care of the Obligor or at such other address as the Surety deems reasonable, and at the expiration of thirty (30) days from the mailing of notice or as soon thereafter as permitted by applicable law, whichever is later, this bond shall terminate and the Surety shall be relieved from any liability for any subsequent acts or omissions of the Principal.

Dated this **18th** day of **August**, **2026**.

**MENASHE AMOVAL & ALON CARMELI**  
Principal

By \_\_\_\_\_  
Principal

Countersigned

INSURORS INDEMNITY COMPANY

By \_\_\_\_\_  
Resident Agent

By **William Chad Hainley**

Bond verification: bonddept@insurorsindemnity.com

IBC - 2-22-003

## TEMPORARY CONSTRUCTION PERMIT

CITY OF SOUTH PADRE ISLAND  
BUILDING INSPECTION  
DEPARTMENT  
4601 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597  
(956) 761-1025  
(956) 761-3898 FAX



PERMIT NUMBER:  
**20260868**

Date:  
8/31/2026

OCCUPANCY: B -  
BUSINESS  
CONSTRUCTION TYPE:  
ZONING DISTRICT:  
FLOOD ZONE:  
# STORIES: TOTAL HEIGHT: 36'  
AREA OF LOT:  
FLOOR AREA (1<sup>ST</sup> FLOOR) 14863'  
FLOOR AREA (2<sup>ND</sup> FLOOR) 0.00

IN ACCORDANCE WITH ALL CITY CODES AND ORDINANCES

CONDITIONS OF APPROVAL: **PERMIT MUST BE POSTED ALL TIMES. PLANS MUST BE ON SITE AT ALL TIMES.**

I HEREBY CERTIFY AND AGREE THAT ALL OF THE PROVISIONS OF THE BUILDING CODE, THE ZONING ORDINANCE AND THE ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. PERMIT MAY BE REVOKED AT ANY TIME UPON VIOLATION OF ANY OF THE PROVISIONS OF SAID REGULATIONS. I HEREBY AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF SOUTH PADRE ISLAND AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY BY CONSEQUENCE OF THE GRANTING OF THIS PERMIT, OR FROM THE VIRTUE THEREOF AND WILL IN ALL THINGS STRICTLY COMPLY WITH THE CONDITIONS OF THIS PERMIT.

I HEREBY ACKNOWLEDGE THAT THE INFORMATION GIVEN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT I AM THE OWNER OR THE DULY AUTHORIZED AGENT OF THE OWNER. I AGREE TO COMPLY WITH CITY AND STATE LAWS REGULATING CONSTRUCTION AND IN DOING THE WORK AUTHORIZED THEREBY. I UNDERSTAND THAT RESPONSIBILITY FOR COMPLIANCE RESTS WITH THE PERMIT HOLDER.

SIGNATURE OF OWNER, CONTRACTOR OR AGENT

X

AGENT FOR:

ADDRESS:

CITY:

JOB ADDRESS: 6401 PADRE BLVD  
LOT: TRACTS 9A  
BLOCK:  
SECTION:  
SUBDIVISION: PADRE BEACH ESTATES  
OTHER: NORTH SHOPPING CENTER

NAME: MENNY AMOVAL  
ADDRESS: 3300 PADRE BLVD  
CITY/STATE: SOUTH PADRE ISLAND TX 78597  
LICENSE NO.:  
CELL:  
OFFICE: 956-761-1221

NAME: SPI CARMEN LLC  
ADDRESS: 6401 PADRE BLVD  
CITY/STATE: SOUTH PADRE ISLAND TX 78597  
PHONE: 956-455-4917

NAME:  
ADDRESS:  
CITY/STATE:

WORK TO BE DONE: NEW COMMERCIAL BUILDING  
DESCRIBE: **REINSTATING NEW COMMERCIAL SHOPPING MALL PERMIT. PERMIT FEE IS BASED ON 50% OF THE TOTAL (80% BASED ON PROGRESS OF CONSTRUCTION).**

CURRENT USE:  
TYPE: NEW COMMERCIAL BUILDING  
UNITS: 0.00  
VALUATION: \$1,500,000.00

APPLICATION APPROVAL  
THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY BUILDING INSPECTOR AND FEES ARE PAID.  
X **F. Alba**  
SIGNATURE OF INSPECTOR

| FEES CODE    | DESCRIPTION     | AMOUNT             |
|--------------|-----------------|--------------------|
| 100          | BUILDING PERMIT | \$4,000.00         |
| <b>TOTAL</b> |                 | <b>\$ 4,000.00</b> |