

BUILDING STANDARDS BOARD MINUTES

**PANEL A
Thursday, September 5, 2024**

The Building Standards Board Panel A convened in a regular meeting on Thursday, September 5, 2024, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Chairman Robert Tapia called the meeting to order at 9:04 a.m.

Board Members Present: Robert Tapia, Chair; Ann Winer, Vice Chair; Dora Solis; Robert Benke; Rollette Schreckinghost; George Grimes Jr; Fred Andis (Panel B Board Member)

Staff Support: Amin Tohmaz, Interim Director, Development Services Department; Melissa Ramirez, Interim Deputy Director, Development Services Department, Code Enforcement Section; Jenny Ramirez, Code Enforcement Manager, Development Services Department, Code Enforcement Section; Judy Croom, Sr. Administrative Assistant, Development Services Department, Code Enforcement Section; Jennifer Martinez, Administrative Assistant II, Development Services Department, Code Enforcement Section

Legal Representation: Eric Burns

Worldwide Languages Representatives: Alma Kron and Justa Garcia-Higby

Approval of Minutes

Item #1 – The minutes from the meeting of August 1, 2024 were approved by Fred Andis. Ann Winer seconded the motion. The minutes were approved.
7-0-0 vote.

Public Comments

No citizens signed up to speak.

Item #2 – Hold Harmless Agreement #INV-BSB-INV24-2900000066 409 McKinley Ave.
Owner: Garcia, Olga M.

409 McKinley Ave., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #3 – Hold Harmless Agreement #INV-BSB-INV24-2900000426 336 Stace
Owner: Mauricio, Ernest A.

336 Stace, Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #4 – Hold Harmless Agreement #INV-BSB-INV24-2900000392 1327 Drury Ln.
Owner: Stelzig, Erwin C.

1327 Drury Ln., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #5 – Hold Harmless Agreement #INV-BSB-INV22-2900000953 610 S. Pine St.
Owner: Rapacchietta, Ryan & Rapacchietta, Ian***

610 S. Pine St., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #6 – Hold Harmless Agreement #INV-BSB-INV23-2900000679 3617 Aka 3619 S.
Owner: Gilley Properties International LLC. Presa St.***

3617 Aka 3619 S. Presa St., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #7 – Hold Harmless Agreement #INV-BSB-INV24-2900000572 215 Dorsey St.
Owner: Park, Laurie S.***

215 Dorsey St., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #8 – Emergency Demolition #INV-DPE-INV24-2910000624 430 N. Cherry St.
Owner: Hope House Ministries Aka 512 Dawson St. (accessory structure)***

430 N. Cherry St. Aka 512 Dawson St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #9 – Dilapidated Structure Case #INV-BSB-INV24-2900000320 346 Belden Ave.
Owner: Galvan, Mary Lou***

346 Belden Ave. is a residential single-family structure. Bexar County Appraisal District shows that Galvan, Mary Lou is the title owner. The owner was not present to provide testimony. Family friend, Ruby Rodriguez, provided testimony. SAPD Officer, C. Guillen, provided testimony. There were no public comments submitted. Khrystal Towne, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that the property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections 1, 2, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on April 29, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by George Grimes Jr to demolish the main structure within 30 days. It is also ordered that the property be vacated. Dora Solis seconds the motion.

7-0-0 vote.

Motion carries.

Item #10 – Dilapidated Structure Case #INV-DPI-23-2890000264
Owner: Mackey, Catherine & Andy

415 Lincolnshire Dr.

415 Lincolnshire Dr. is a residential single-family structure. Bexar County Appraisal District shows that Mackey, Catherine & Andy are the title owners. The owners were not present to provide testimony. There were no public comments submitted. Ryan Garza, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on March 14, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Robert Benke to demolish the main structure within 30 days. It is also ordered that the property be vacated. Fred Andis seconds the motion.

7-0-0 vote.

Motion carries.

Item #11 – Dilapidated Structure Case #INV-BSB-INV23-2900000511
Owner: Hernandez, Eugene & Ofelia Estate of

2214 El Paso St.
(rehearing)

2214 El Paso St. is a residential single-family structure. Bexar County Appraisal District shows that Hernandez, Eugene & Ofelia Estate of are the title owners. The owners were not present to provide testimony. General Manager for the Esperanza Community Land Trust, Rene Gonzalez, provided testimony. There were no public comments submitted. Kristy Garza, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that the property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18; for the accessory structure, sub-sections 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on October 26, 2023. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Ann Winer to demolish the main and accessory structure within 30 days. It is also ordered that the property be vacated and secured. It is furthered ordered that the property be free of trash and debris. It is furthered ordered that the utilities be disconnected. Dora Solis seconds the motion.

7-0-0 vote.

Motion carries.

Item #12 – Dilapidated Structure Case #INV-BSB-INV24-2900000260
Owner: Casarez, Angie

651 N. San Joaquin Ave.

651 N. San Joaquin Ave. is a residential single-family structure. Bexar County Appraisal District shows that Casarez, Angie is the title owner. The owner was not present to provide testimony. There were no public comments submitted. Ramiro Morales, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that the property is a public nuisance

per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections 5, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on March 19, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Robert Benke to demolish the main structure within 30 days. It is also ordered that the property be vacated. Fred Andis seconds the motion.

7-0-0 vote.

Motion carries.

***Item #13 – Dilapidated Structure Case #INV-BSB-INV23-2900000432 2143 E. Crockett St.
Owner: Archon Growth & Income Residential LP***

2143 E. Crockett St. is a residential single-family structure. Bexar County Appraisal District shows that Archon Growth & Income Residential LP are the title owners. The owners were not present to provide testimony. There were no public comments submitted. Ryan Garza for Christopher Dominguez, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that the property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18; for the accessory structure, sub-sections 1, 5, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on September 25, 2023. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Ann Winer to demolish the main and accessory structure within 30 days. It is also ordered that the property be secured. It is furthered ordered that the utilities be disconnected. Fred Andis seconds the motion.

7-0-0 vote.

Motion carries.

***Item #14 – Dilapidated Structure Case #INV-BSB-INV23-2900000475 9247 Braswell St.
Owner: Matthews, William H. Jr.***

9247 Braswell St. is a residential single-family structure. Bexar County Appraisal District shows that Matthews, William H. Jr. is the title owner. The owner was not present to provide testimony. The owner's son, Scott Matthews, provided testimony. There were no public comments submitted. Bregarian Bledsoe, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that the property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on October 12, 2023. Staff recommends repair.

A motion was made by Fred Andis to reset the case for 30 days. Rollette Schreckinghost seconds the motion.

7-0-0 vote.

Motion carries.

BSB Guidelines, Policies and Procedures
Administrative Items

Fred Andis, Panel B Vice Chair, requested a copy of the BSB Membership Breakdown.

Robert Tapia asked for the next Panel A meeting.

Judy Croom, BSB Liaison, responded that Panel B meets on Sept 12th and Panel A meets on Oct 3rd.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:27 a.m.