

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL A  
Thursday, May 2, 2024**

The Building Standards Board Panel A convened in a regular meeting on Thursday, May 2, 2024, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Vice Chairman Robert Tapia called the meeting to order at 9:06 a.m.

Board Members Present: Robert Tapia, Vice Chair; Ann Winer; George Grimes Jr.; Fred Andis (Panel B Board Member) Thomas Franks (Panel B Board Member)

Staff Support: Alice Guajardo, Development Services Manager, Development Services Department, Code Enforcement Section; Judy Croom, Sr. Administrative Assistant, Development Services Department, Code Enforcement Section; Esther Ortiz, Development Services Specialist I, Development Services Department, Code Enforcement Section

Legal Representation: Eric Burns and Lucinda Orosco

Worldwide Languages Representatives: Alma Kron and Sabine Miramontes-Somers

Executive Session at 10:50 a.m.

Reconvened at 11:01 a.m.

## **Approval of Minutes**

The minutes from the meeting of April 4, 2024 were approved by Fred Andis. George Grimes Jr. seconded the motion. The minutes were approved.

5-0-0 vote.

***Item #2 – Emergency Demolition # INV-DPE-INV24-2910000312  
Owner: Martinez, Barbarita & Ysidro Garza***

***12626 Cisco Blvd.***

12626 Cisco Blvd., Emergency Demolition was read into the record. Alice Guajardo, Development Services Manager, presented to the board.

***Item #3 – Dilapidated Structure Case #INV-BSB-INV21-2900000592 1314 E. Commerce St.  
Owner: Magott, Lawrence J. (accessory structure) (rehearing)***

1314 E. Commerce St. is an accessory structure. Bexar County Appraisal District shows that Magott, Lawrence J. is the title owner. The owner, Lawrence Magott, provided testimony. 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 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 August 12, 2020. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Ann Winer to demolish the accessory structure within 30 days. It is also ordered that the property be vacated and secured. It is further ordered that the utilities be disconnected. George Grimes Jr. seconds the motion.

3-2-0 vote. (Nay: Thomas Franks and Fred Andis)

**Motion carries.**

***Item #4 – Dilapidated Structure Case #INV-BSB-INV21-2900000069 2107 San Fernando St.  
Owner: Tovar, Francisca (rehearing)***

2107 San Fernando St. is a residential single-family structure. Bexar County Appraisal District shows that Tovar, Francisca is the title owner. The new owner, Harry Liu, provided testimony. The property manager, Mark Espinoza and the contractor, Joey Lopez provided testimony. Bregarian Bledsoe, 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 October 26, 2021. Staff recommends demolition.

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

5-0-0 vote.

**Motion carries.**

***Item #5 – Dilapidated Structure Case #INV-BSB-INV23-2900000380 426 Sutton Dr.  
Owner: Ojeda, Genevieve L. (accessory structure)***

426 Sutton Dr. is an accessory structure. Bexar County Appraisal District shows that Ojeda, Genevieve L. is the title owner. The owner, Genevieve Ojeda and spouse, Samuel Acosta, provided testimony. 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 accessory structure, sub-sections 1, 2, 5, 7, 8, and 15. All notices were issued as required with the first notice issued on September 12, 2023. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Thomas Franks to demolish the accessory structure within 30 days. Ann Winer seconds the motion.

5-0-0 vote.

**Motion carries.**

***Item #6 – Dilapidated Structure Case #INV-DPI-23-2890000190 208 Obregon St.  
Owner: Mejia, Juan P. & Ester***

208 Obregon St. is a residential single-family structure. Bexar County Appraisal District shows that Mejia, Juan P. & Ester are the title owners. The owners were not present to provide testimony. The owner's granddaughter, Frances Martinez, provided testimony. SAPD Officer, D. Gonzales, provided testimony. SAPD Officer, J. Flores signed up to speak but did not provide testimony. 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 July 17, 2023. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Thomas Franks to demolish the main structure within 30 days. It is also ordered that the property be vacated and secured. It is further ordered that the utilities be disconnected. George Grimes Jr. seconds the motion.

5-0-0 vote.

**Motion carries.**

***Item #7 – Dilapidated Structure Case #INV-BSB-INV23-2900000103                      1538 W. Craig Pl.  
Owner: Ramirez, Eugene M. & Racheal M.***

1538 W. Craig Pl. is a residential single-family structure. Bexar County Appraisal District shows that Ramirez, Eugene M. & Racheal M. are the title owners. The owners, Rachel Ramirez and Eugene Ramirez, provided testimony. 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, 4, 5, 7, 8, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on August 14, 2023. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Ann Winer to repair the main structure within 180 days. It is also ordered that progress reports be provided every 30 days. Thomas Franks seconds the motion.

5-0-0 vote.

**Motion carries.**

### ***BSB Guidelines, Policies and Procedures Administrative Items***

Thomas Franks asked about the new motion script.

Judy Croom, BSB Liaison, responded that the DP motion script was revised to include section 6-157 where the structure is declared a public nuisance along with 6-156 where the definitions are listed.

Thomas Franks expressed his concern on how property owners are applying for all the programs that the City has to offer but are unable to get any assistance.

Eric Burns, Legal Representation, responded that he would recommend that NHSD or DHS be available to attend the full board meeting to help answer the board questions regarding the City's programs.

Fred Andis, Panel B Vice Chair, stated that it is not the board's responsibility to determine which City programs owners should apply for.

Thomas Franks stated that he wants the public to know that once a case comes before the BSB that this is the last resort. The board has only two options, which are to either demolish or repair the property.

**The board is adjourned by unanimous consent.**

**Meeting Adjourned at 12:07 p.m.**