

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, October 12, 2023**

The Building Standards Board Panel B convened in a regular meeting on Thursday, October 12, 2023, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Chairman Dewayne Nelson called the meeting to order at 9:12 a.m.

Board Members Present: Dewayne Nelson, Chair; Fred Andis, Vice Chair; Kayla Miranda, Ms. Brown (Panel A Board Member), Joel Solis, and Jesse Zuniga (Panel A Board Member).

Staff Support: Amin Tohmaz, Deputy Director, Development Services Department, Code Enforcement Section; Michael Uresti, Code Enforcement Manager, Development Services Department, Code Enforcement Section; Judy Croom, Sr. Administrative Assistant, Development Services Department, Code Enforcement Section; Esther Ortiz, Development Services Specialist, Development Services Department, Code Enforcement Section; Jennifer Martinez, Administrative Assistant II, Development Services Department, Code Enforcement Section.

Legal Representation: Eric Burns

Worldwide Languages Representatives: Justa Garcia-Higby and Iismelda Bribiesca

Approval of Minutes

The minutes from the meeting of September 14, 2023, were approved by Fred Andis. Ms. Brown seconds the motion. The minutes were approved.

6-0-0 vote.

Motion carries unanimously.

***Item #2 – Emergency Demolition # INV-DPE-INV23-2910000419
Owner: Jonathan Daniel Marin & Maria M F Saenz***

1131 McIlvaine

1131 McIlvaine, Emergency Demolition was read into the record. Michael Uresti, Code Enforcement Manager, presented to the board.

***Item #3 – Emergency Demolition # INV-DPE-INV23-2910000426
Owner: Victor Padilla Alvarado***

405 S. San Eduardo Ave.

405 S. San Eduardo Ave., Emergency Demolition was read into the record. Michael Uresti, Code Enforcement Manager, presented to the board.

***Item #4 -Dilapidated Structure Case # INV-BSB-INV23-2900000111
Owner: Est of Lucio H. Pastrano % Jesus Salinas***

4939 Irma Ave.

4939 Irma Ave. is a residential single-family structure. Bexar County Appraisal District shows that Est of Lucio H. Pastrano % Jesus Salinas is the title owner. The owner was not present to provide testimony. SAPD officer, Maurice Garret and Neighborhood and Housing Services Department representative, Vanessa Jimenez, were present to provide testimony. Khrystal Towne, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that the property is a public nuisance meeting the definitions of a dangerous building found in City Code Article VIII, Section 6-157, 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 February 7, 2023. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Ms. Brown to demolish the main structure in 30 days. It is further ordered the property be vacated and all utilities disconnected. Joel Solis seconds the motion.

6-0-0 vote.

Motion carries.

***Item #5 -Dilapidated Structure Case # INV-BSB-INV22-2900000732 4011 Sunrise Bluff Dr.
Owner: Germaine D. Clay***

4011 Sunrise Bluff Dr. is a residential single-family structure. Bexar County Appraisal District shows that Germaine D. Clay is the title owner. The owner was not present to provide testimony. Christopher Dominguez, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that the property is a public nuisance meeting the definitions of a dangerous building found in City Code Article VIII, Section 6-157, 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, 2022. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Joel Solis to demolish the main structure in 30 days. It is further ordered the property be vacated, secured, and all utilities disconnected. Fred Andis seconds the motion.

5-1-0 vote. (Nay- Kayla Miranda)

Motion carries.

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

Eric Burns, legal representative, stated during a D.A.R.T. investigation, the Neighborhood and Housing Services Department and the Department of Human Services are available to provide their services and aid the individuals onsite. At times, a notice to vacate is given to the individuals on the property, but the D.A.R.T. unit does not physically remove individuals from the property. A notice to vacate does not happen until the appeal period has expired or the SAPMC repair time has expired.

Kayla Miranda stated there are no reasons given or noted when an individual refuses the service of the Neighborhood and Housing Services Department.

Vanessa Jimenez, Neighborhood and Housing Services Department representative, states their department would make note of Ms. Miranda's concern and will also make note in the D.A.R.T. reports as to why services were refused.

Eric Burns, legal representative, stated the Neighborhood and Housing Services Department will assist with housing if the individuals onsite are not the source of the nuisance or have a criminal background.

Eric Burns, legal representative, stated he will try to have a member from each department that assist with the D.A.R.T. investigations present at the next full board meeting.

Kayla Miranda requested data from each department to be presented at the next full board meeting.

Ms. Brown stated she spoke to Mr. Gupte's wife, and he is doing fine, but can no longer drive. She inquired as to whether the department would pick up a tab for an Uber for Mr. Gupte's transportation to and from Panel hearings.

Judy Croom, BSB Liaison, Development Services Department, updated the board on the BSB Membership Breakdown. Panel A members, Jesse Zuniga was re-appointed to the BSB on August 3, 2023. Paul Hernandez was appointed on August 31, 2023, and represents District 7. The following panel B members have been re-appointed, Dr. Erlinda Lopez-Rodriguez was re-appointed on May 18, 2023. Kayla Miranda was re-appointed on August 3, 2023. Dewayne Nelson and Fred Andis were both re-appointed on August 31, 2023. Joel Solis was appointed on August 3, 2023, and represents District 10. The BSB has one vacancy, which is the At-Large position. We have been working City Clerk's for the vacancy and we currently have a press release on social platforms seeking applicants for that position. If you do know anybody in the community that would like to apply for the BSB, please point them to the social platforms, LinkedIn, Facebook, or also the City Clerk's Office webpage. A date reminder was given for the full board meeting, to be held on November 9, 2023.

Jesse Zuniga asked if a Code Enforcement Officer only focuses on the violation reported or are they allowed to expand their investigation to other violations seen onsite.

Eric Burns, legal representative, stated a Code Enforcement Officer has the discretion to address other violation not reported during an investigation.

Amin Tohmaz, Deputy Director, stated the Department is eighty percent proactive vs. reactive. Therefore, the Code Enforcement Officers have been addressing issues onsite that were not reported.

Fred Andis questioned the timing of the enforcement of an order to vacate on a specific property.

Eric Burns, legal representative, stated there was personnel changes that caused a delay in getting the specific case before the Building Standards Board. He also explained there is a process that needs to be followed before a case goes before the board.

Amin Tohmaz, Deputy Director, stated the Department follows a process prior to enforcing a notice to vacate. First, services are offered from Neighborhood and Housing Services Department and Department Health Services. Mr. Tohmaz also stated he does not have the authority to remove a person/s from their home.

The board is adjourned by unanimous consent.

Meeting Adjourned at 10:57 a.m.