

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, February 8, 2024**

The Building Standards Board Panel B convened in a regular meeting on Thursday, February 8, 2024, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Chairman Dewayne Nelson called the meeting to order at 9:14 a.m.

Board Members Present: Dewayne Nelson, Chair; Fred Andis, Vice Chair; Ms. Brown (Panel A Board Member), Joel Solis, Robert Tapia (Panel A Board Member), and Thomas Franks.

Staff Support: Amin Tohmaz, 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; 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 and Lucinda Orozco

Worldwide Languages Representatives: Alma Kron and Erika Montero

Executive Session at 9:55 a.m.
Reconvened at 10:02 a.m.

Approval of Minutes

The minutes from the meeting of January 25, 2024, were approved by Fred Andis. Robert Tapia seconds the motion. The minutes were approved.

6-0-0 vote.

Motion carries unanimously.

***Item #2 – Hold Harmless Agreement # INV-BSB-INV23-2900000154 4631 Fortuna St.
Owner: Virginia Jimenez & Maria Herrera***

4631 Fortuna St., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #3 – Emergency Demolition # INV-DPE-INV24-2910000037 127 Clouthaven Dr.
Owner: Hapu T. Msonda.***

127 Clouthaven Dr., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #4 – Emergency Demolition # INV-DPE-INV24-2910000040 829 S. San Bernardo Ave.
Owner: Est of Elida A. Sanchez % Margarita DelaRosa***

829 S. San Bernardo Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #5 – Emergency Demolition # INV-DPE-INV24-2910000050 1511 Edwards
Owner: Frank D. Sandoval & Carmen Garcia***

1511 Edwards., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #6 –SAPMC Case # INV-STI-24-2650001385, 1030 Basse Rd. (appeal)
INV-OYT-24-2550002855, INV-STI-24-2650002361, INV-STI-24-2650002365, INV-STI-24-
2650002372, INV-STI-24-2650002373
Owner: Toy & Ann Louie***

1030 Basse Rd. is a commercial structure. Bexar County Appraisal District shows that Toy and Ann Louie are the title owners. The owner, Ann Louie; Attorney, Paul Burgess; Interpreter, Hang Su; daughter, Vivian Louie; son, Trans Louie; granddaughter, Celeste Parziale; and son, Terry Louie; were present to provide testimony. The owner's daughter, Sherry Waggy and customer, Chris Haynes, signed up to speak, but opted to not provide testimony. Ramiro Guerra, Code Enforcement Supervisor, with the City of San Antonio Code Enforcement Section found that the property is in violation of the San Antonio Property Maintenance Code Section: 302.1 Exterior maintenance, 305.3 Interior surfaces, 309.1 Infestation, 504.3 Plumbing system hazards, 604.3 Electrical system hazards, and 702.1 General. All notices were issued as required with the first notice issued on January 16, 2024. Staff recommends uphold and affirm the SAPMC notice for all violations.

The Board found the property to be in violation of sections; 302.1, 305.3, 309.1, 504.3, 604.3, 702.1. A motion was made by Joel Solis stating notice was issued and to uphold all code violations. Ms. Brown seconds the motion.

4-2-0 vote (Nay- Robert Tapia and Thomas Franks)

Motion carries.

***Item #7 -Dilapidated Structure Case# INV-BSB-INV23-2900000286 1410 Kendalia Ave.
Owner: Anna Mendoza et al.***

1410 Kendalia Ave. is a residential single-family structure. Bexar County Appraisal District shows that Anna Mendoza et al. is the title owner. The owner was not present to provide testimony. SAPD officer, Brandon Guillen, and owner's friend, Gracie Lopez, 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, 8, 11, 12, 15, 17 and 18; and for accessory structure #1, sub-sections; 1, 2, 5, 7, 8, 11, 12, 15, 17 and 18;

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accessory #2, sub-sections; 1, 2, 8, 11, 12 , 15, 17 and 18. All notices were issued as required with the first notice issued on August 9, 2023. Staff recommends demolition for the main and accessory structures.

The Board found the property to be a public nuisance. A motion was made by Ms. Brown to demolish the main and accessory structures in 30 days. It is further ordered the property be vacated, secured, and utilities disconnected. Robert Tapia seconds the motion.

6-0-0 vote.

Motion carries.

***Item #8 -Dilapidated Structure Case# INV-BSB-INV22-2900000989 923 Vanderhoeven Dr.
Owner: Lawrence C. & Sandra K. Roegelein***

923 Vanderhoeven Dr. is a residential single-family structure. Bexar County Appraisal District shows that Lawrence C. & Sandra K. Roegelein are the title owners. The owner, Sandra Roegelein; neighbors, Teena Larson and Carol Potter were present to provide testimony. Public comments were read into the record. Stephanie Sanchez, 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, 4, 5, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on December 14, 2022. 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, secured, and utilities disconnected. Thomas Franks seconds the motion.

6-0-0 vote.

Motion carries.

BSB Guidelines, Policies and Procedures

Administrative Items

Ms. Brown requested history on the properties brought before the Building Standards Board.

Jenny Ramirez, Code Enforcement Manager, asked for clarification on what history is being requested.

Eric Burns, legal representative, stated it would not be proper to make a determination based on what the property owner has done on other properties. It would violate due process to request information on other properties.

Amin Tohmaz, Deputy Director, stated each case is individually looked at and facts are provided for the property brought before the board only, not for other properties.

Fred Andis requested an update on board members vacancies.

Judy Croom, BSB liaison, stated new board members are still pending. No new nominations or appointments have been made. We are working with Council Districts one, six, and eight to fill those vacancies.

Ms. Brown asked if the deconstruction ordinance will affect future cases coming before the Building Standards Board.

Amin Tohmaz, Deputy Director, stated the deconstruction ordinance will not affect the cases brought before the board.

Ms. Brown asked if the deconstruction cost will be an extra cost for the property owner.

Amin Tohmaz, Deputy Director, stated the owner has an option to participate in the deconstruction ordinance. If the owner chooses to utilize the city contractor, a lien will be placed on the property.

Fred Andis asked if there will be legal issues with the deconstruction demolition process.

Amin Tohmaz, Deputy Director, stated an owner has 30 days to appeal. Once appeal period expires, the City of San Antonio will work with the owner to demolish the property. If deconstruction is done, the process takes longer, as there is certain criteria to be met.

The board is adjourned by unanimous consent.

Meeting Adjourned at 12:52 p.m.