

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, June 13, 2024**

The Building Standards Board Panel B convened in a regular meeting on Thursday, June 13, 2024, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Vice Chair, Fred Andis called the meeting to order at 9:09 a.m.

Board Members Present: Fred Andis, Vice Chair; Joel Solis; Kayla Miranda; Robert Tapia (Panel A Board Member), George Grimes Jr. (Panel A Board Member),

Staff Support: 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 I, Development Services Department, Code Enforcement Section, and Jennifer Martinez, Administrative Assistant II, Development Services Department, Code Enforcement Section.

Legal Representation: Felix Ramirez

Worldwide Languages Representatives: Justa Garcia-Higby and Dina Perez

Approval of Minutes

Item #1 – The minutes from the meeting of May 9, 2024, were approved by Joel Solis. Kayla Miranda seconded the motion. The minutes were approved.
5-0-0 vote.

Public Comments

No citizens signed up to speak.

Item #2 – Emergency Demolition # INV-DPE-INV24-2910000463 1722 N. Center
Owner: Fernandez, Eugenia & Steven & Fernandez, Sr. Emilio & Idolina

1722 N. Center, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #3 – Dilapidated Structure Case # INV-BSB-INV22-2900000582 435 S. San Manuel St.
Owners: Garcia, Elias Jr. & Amelia H.

435 S. San Manuel St. is a residential single-family structure. Bexar County Appraisal District shows that Garcia, Elias Jr. & Amelia H. are the title owners. The owners were present to provide testimony. Stephanie Sanchez, 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, 11, 12,

15, 17, and 18. All notices were issued as required with the first notice issued on August 10, 2022. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Kayla Miranda to demolish the main structure within 30 days. It is also ordered that the property be secured. Joel Solis seconds the motion.

5-0-0 vote.

Motion carries.

No public comments were read for this item.

***Item #4 – Dilapidated Structure Case # INV-BSB-INV22-2900000480 109 San Juan Rd.
Owner: Villarreal, Raul***

109 San Juan Rd. is a residential single-family structure. Bexar County Appraisal District shows that Villarreal, Raul is the title owner. The owner was not present to provide testimony. SAPD officer: Jimmy Martinez; Owner's son: Richard Villarreal; and Richard Villarreal's son in law: Louis Vega, were present and provided testimony. Sergio Quintanilla, 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, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on July 15, 2022. Staff recommends demolition.

A motion was made by Kayla Miranda to reset the case in 60 days. Joel Solis seconds the motion. 5-0-0 vote.

Motion carries.

No public comments were read for this item.

***Item #5 – Dilapidated Structure Case # INV-BSB-INV23-2900000586 3108 W. Martin St.
Owner: Rodriguez, Maria C. Est of***

3108 W. Martin St. is a residential single-family structure. Bexar County Appraisal District shows that Rodriguez, Maria C. Est of, is the title owner. The owner was not present to provide 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 main structure, sub-sections 1, 2, 4, 5, 7, 8, 11, 12, 15, 17, and 18, and for the accessory structure, sub-sections; 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on November 20, 2023. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Joel Solis to demolish the main and accessory structure within 30 days. It is also ordered that the property be secured. Robert Tapia seconds the motion.

5-0-0 vote.

Motion carries.

No public comments were read for this item.

Item #6 – Dilapidated Structure Case # INV-BSB-INV24-2900000072

201 Mohawk St.

Owners: Ramos, Lorraine & Barajaz, Jose

201 Mohawk St. is a residential single-family structure. Bexar County Appraisal District shows that Ramos, Lorraine & Barajaz, Jose are the title owners. The owners, Lorraine Ramos and Jose Barajas provided testimony via Worldwide Languages representative, Justa Garcia-Higby; SAPD officer: Brandon Guillen; and owner's son: Bobby Ramos were present and 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, 5, 7, 8, 11, 12, and 15, and for the accessory structure #1, sub-sections; 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18 and for accessory structure #2, 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 1, 2024. Staff recommends repair for the main structure and demolition for the accessory structures.

The Board found the property to be a public nuisance. A motion was made by Kayla Miranda to repair the main structure within 90 days and a 30-day demolition for the accessory structures. It is also ordered that the property be free of trash and debris and progress reports provided to code every 30 days for the main structure repair. Joel Solis seconds the motion.

5-0-0 vote.

Motion carries.

No public comments were read for this item.

Item #7 -Dilapidated Structure Case# INV-DPI-23-2890000182 721 E. Huisache Ave.(Reset)

Owners#1: Dorinda Wilson & Ofilia Paredes & Jane Tunzi

Owners#2: Edward De Hoyos, Elizabeth Moore & Elaine De Hoyos Cano

721 E. Huisache Ave. is a residential single-family structure. Bexar County Appraisal District shows that Dorinda Wilson & Ofilia Paredes & Jane Tunzi and Edward De Hoyos, Elizabeth Moore & Elaine De Hoyos Cano are the title owners. The owner, Elaine Cano was present; signed up to speak, but did not provide testimony. Attorney Edward Cano, and SAPD officer Juan Hernandez, were also present and provided testimony. Khrystal Towne, 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, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on December 21, 2023. Staff recommends demolition.

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

4-0-1 vote. (Abstain: Kayla Miranda)

Motion carries.

No public comments were read for this item.

BSB Guidelines, Policies and Procedures

Administrative Items

Judy Croom, BSB Liaison, updated the board on the BSB membership. The Planning and Community Development Committee met on May 20th for selection of the vacant At-Large position. A motion was made to nominate Robert Benke for the position. Mr. Benke's nomination was approved on June 6, 2024, and he joins Panel A. An appointment memo is in progress for Council District 1 to appoint Rollette Schreckenghost to Panel A. Once approved, the BSB will then have one vacancy, which will be in District 8. Additionally, Ms. Ann Winer was elected as Vice Chair for Panel A.

George Grimes Jr. requested the dates of the BSB hearings for July 2024.

Judy Croom, BSB Liaison, stated Panel B will meet on July 11, 2024, and Panel A will meet on July 18, 2024.

The board is adjourned by unanimous consent.

Meeting Adjourned at 12:20 p.m.