



DEVELOPMENT SERVICES

Date: November 25, 2024

Notice: INV-STE-24-2640027022/COD-BSB-APP24-43000278;
INV-STE-24-2640027023/COD-BSB-APP24-43000279; INV-STE-24-2640027027/COD-BSB-APP24-43000280;
INV-STE-24-2640027029/COD-BSB-APP24-43000281; INV-STI-24-2650034604/COD-BSB-APP24-43000305;
INV-STE-24-2640034582/COD-BSB-APP24-43000304

Supervisor Contact Number: Christopher Dominguez (210) 376-7267

Robert Canedo et al
901 W. Mulberry Ave.
San Antonio, Texas 78201

RE: 901 W. Mulberry Ave., San Antonio, Texas 78201

NOTICE OF PUBLIC HEARING BUILDING STANDARDS BOARD

As the owner, lienholder, mortgagee of record, or person responsible for the above property, you are hereby notified that pursuant to Article VIII, Chapter 6 of the City Code of San Antonio, Texas, a public hearing will be held before the City of San Antonio Building Standards Board (BSB) on **December 12, 2024** at 9:00 a.m. at the Cliff Morton Development and Business Services Center, One Stop Building, located at 1901 S. Alamo St.

An investigation by the Code Enforcement Section has found the referenced property to be in violation of the San Antonio Property Maintenance Code (SAPMC). The specific violations observed are listed below:

Sub-Section	Section Description	Violation Detail
304.6 Exterior walls	All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	Repair wall siding
304.7 Roof and drainage	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.	Repair roof damage and shingles
304.9 Overhang extensions	All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.	Repair overhang extension, deteriorating and large hole
304.2 Protective treatment	All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, and decks shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and	Repair exterior surfaces of main structure by adding protective treatment

Language interpreters are available at the meeting. For more information call (210) 207-5422. This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7268 or 711 (Texas Relay Service for the Deaf).

Este aviso contiene información muy importante, el cual pueda afectar su propiedad.
Para obtener más información en español, favor comunicarse teléfono (210) 207-5422.

Interpretes estarán disponibles en la reunión. Para mayor informes, favor de llamar (210) 207-5422. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho (48) horas de anticipación a la reunión. Para asistencia llamar (210) 207-7268 o al 711 (servicio de transmitir para sordos).



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	coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.	
305.3 Interior surfaces	All interior surfaces, including windows and doors, shall be maintained in good repair, clean and sanitary condition. Loose plaster, decayed wood and other defective surface conditions shall be corrected.	Repair interior ceiling, overhead surfaces of the room has missing sheetrock and loose plaster.
304.10 Stairways, decks, porches and balconies	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	Repair deterioration porch column.

Notice of the violation and a correction order was provided to the person responsible. The Code Enforcement Section has initiated a hearing before the BSB. The purpose of this hearing is to determine whether the above property has been in violation of the SAPMC. If at the conclusion of the hearing the BSB finds that a violation existed, it may order action to be taken to abate the violation, assess a civil penalty up to \$1,000 per day, or both.

You or a designated representative may present testimony and evidence on your behalf at the hearing for the BSB's consideration. The Code Enforcement Section will present evidence regarding the condition of the property and will recommend actions to abate any violations found by the BSB. For more information, please contact the Building Standards Board Liaison at (210) 207-5422.

Sincerely,

Judy C. Croom
Building Standards Board Liaison
Development Services Department
Code Enforcement Section

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