

**BUILDING STANDARDS BOARD
MINUTES**

**PANEL B
Thursday, November 14, 2024**

The Building Standards Board Panel B convened in a regular meeting on Thursday, November 14, 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 9:05 a.m.

Board Members Present: Dewayne Nelson, Chair; Fred Andis, Vice Chair; Kayla Miranda; Thomas Franks; Courtney Rosen, Dr. Erlinda Lopez-Rodriguez, and 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; Jennifer Martinez, Administrative Assistant II, Development Services Department, Code Enforcement Section; and Esther Ortiz, Development Services Specialist I, Development Services Department, Code Enforcement Section.

Legal Representation: Eric Burns and Lucinda Orozco

Worldwide Languages Representatives: Gabriela Tolentina and Alma Kron

Chairman, Dewayne Nelson yields the remainder of the meeting to the vice chair, Fred Andis due to the chairman being out of the country for the rest of the month.
Let the record state, “the ayes have it unanimously”.

Executive Session at 10:01 a.m.
Reconvened at 10:35 a.m.

Approval of Minutes

Item #1 – The minutes from the meeting of September 12, 2024, were approved by Thomas Franks. Erlinda Lopez-Rodriguez seconded the motion. The minutes were approved.
6-0-0 vote. (Courtney Rosen- not present to vote)

Public Comments

No citizens signed up to speak.

*Item #2 – Emergency Demolition # INV-DPE-INV24-2910000749
Owner: CD Construction LLC*

1931 Nolan St.

1931 Nolan St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #3 – Emergency Demolition # INV-DPE-INV24-2910000765 **442 W. Hildebrand Ave.**
Owner: Est of Helen M. Hudson **(accessory structure)**

442 W. Hildebrand Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #4 – Dilapidated Structure Case # INV-BSB-INV24-2900000071 **1421 Denver Blvd.**
Owner: Standard Re Holdings LLC **(accessory structures)**

1421 Denver Blvd. is a residential single-family accessory structures. Bexar County Appraisal District shows that Standard Re Holdings LLC is the title owner. The owner, Shaya Nayyerhabibi, was present to provide testimony. Ryan 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 accessory structure #1, sub-sections 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18., and for accessory structure #2, sub-sections 1, 5, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on January 30, 2024 . Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by George Grimes Jr. to demolish the accessory structures within 30 days. Dewayne Nelson seconds the motion. 6-1-0 vote. (Nay-Thomas Franks)

Motion carries.

No public comments were read for this item.

Item #5 –Dilapidated Structure Case # INV-BSB-INV24-2900000457 **5647 Mayo Dr.**
Owners: Est of Julio Sanchez and Leonarda Sanchez

5647 Mayo Dr. is a residential single-family structure. Bexar County Appraisal District shows that Est of Julio Sanchez and Leonarda Sanchez are the title owners. The owners were not present to provide testimony. The owner’s nephew, Martin Salas, was present and provided testimony. Jaime Jasso, 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, 15, 17, and 18. All notices were issued as required with the first notice issued on May 20, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Dewayne Nelson. to demolish the main structure within 30 days. George Grimes Jr. seconds the motion. 3-4-0. (Nay: Thomas Franks, Kayla Miranda, Courtney Rosen, Dr. Erlinda Lopez-Rodriguez)

Motion fails.

A motion was made by Courtney Rosen to reset the case to the next available hearing date. It is also ordered that the owner’s representative provide proof of ownership documentation and a scope

of work at the next hearing date. It is furthered ordered the property remain secured and maintained. Kayla Miranda seconds the motion.

4-3-0 vote. (Nay: Dewayne Nelson, Fred Andis, and Thomas Franks)

Motion carries.

No public comments were read for this item.

Item #6 – Dilapidated Structure Case # INV-BSB-INV23-2900000566

1507 Socorro

Owner: Virginia G. Silva

1507 Socorro is a residential single-family structure. Bexar County Appraisal District shows that Virginia G. Silva is the title owner. The owner was not present to provide testimony. Sergio Quintanilla, 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 main structure, sub-sections 1, 2, 5, 7, 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, 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 November 6, 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 and accessory structures within 30 days. Courtney Rosen seconds the motion.

7-0-0 vote

Motion carries.

No public comments were read for this item.

BSB Guidelines, Policies and Procedures

Administrative Items

Judy Croom, BSB Liaison, stated the BSB fullboard meeting will be scheduled on December 5, 2024, to review and approve the final SAPMC amendments. The SAPMC subcommittee's next meeting will be on Wednesday, November 20, 2024.

Vice Chair, Fred Andis requested a new meeting date other than November 20, 2024, to finalize all tabled SAPMC items.

Kayla Miranda requested to follow up with subcommittee and community members to ensure a quorum for the final meeting date once it has been determined.

The board is adjourned by unanimous consent.

Meeting Adjourned at 10:58 a.m.