

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL A  
Thursday, February 2, 2023**

The Building Standards Board Panel A convened in a regular meeting on Thursday, February 2, 2023.

Chairman Ms. Brown called the meeting to order at 9:16 a.m.

Board Members Present: Ms. Brown, Chair; Robert Tapia, Vice Chair; Jesse Zuniga; Shirish Gupte; Ann Winer

Staff Support: Amin Tohmaz, Deputy Director, Development Services Department, Code Enforcement Section; Michael Uresti, Development Services 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

Sepro-Tec Representatives: Dina Perez and Gabriela Tolentino

## **PowerPoint Presented by the Fire Department**

The PowerPoint presentation was postponed to a later date.

## **Selection of Panel A Vice Chair**

A motion was made by Shirish Gupte to nominate Shirish Gupte as the Building Standards Board Panel A Vice Chair. Jesse Zuniga seconded the motion.

Shirish Gupte accepts the nomination as the Building Standards Board Panel A Vice Chair.  
5-0-0 vote.

## **Approval of Minutes**

The minutes from the meeting of November 3, 2022 were approved by Robert Tapia. Jesse Zuniga seconded the motion. The minutes were approved.  
5-0-0 vote.

***Item #2 – Emergency Demolition #INV-DPE-INV23-2910000100  
Owner: Maroun, Elie***

***802 N. New Braunfels***

802 N. New Braunfels, Emergency Demolition was read into the record. Michael Uresti, Development Services Manager, presented to the board.

**Item #3 – SAPMC Case # INV-MTE-22-2700035083, 515 W. Euclid Ave.  
INV-MTE-22-2700035086, INV-MTE-22-2700035088, INV-MTE-22-2700035087  
INV-MTE-22-2700035089, INV-MTE-22-2700035090, INV-MTE-22-2700035091  
INV-MTE-22-2700035092, INV-MTE-22-2700035099, INV-MTI-22-2710035101  
INV-MTI-22-2710035104, INV-MTI-22-2710035105, INV-MTI-22-2710035106  
Owner: Kuber Shri Inc.**

515 W. Euclid Ave. is a multi-family structure. Bexar County Appraisal District does not have owner information. The owner's representatives, Rajendra K Khatri and Fernando DeLeon, provided testimony. SAPD Officer, Jesus Hinojosa, provided testimony. Dale Russell, 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 Sections 302.5 Rodent harborage, 304.2 Protective treatment, 304.4 Structural members, 304.6 Exterior walls, 304.9 Overhang extensions, 304.10 Stairways, decks, porches and balconies, 304.13 Window, skylight and door frames, 304.13.1 Glazing, 304.13.2 Openable windows, 305.3 Interior surfaces, 603.1 Mechanical appliances, 604.3 Electrical system hazards, and 605.1 Installation. All notices were issued as required with the first notice issued on November 18, 2022. Staff recommends maintaining property clear of any rodent or other pest infestations, ensuring all exterior surfaces are properly coated with a protective treatment to prevent damage or deterioration, repairing all structural members to a condition that can properly support all imposed loads. Vacate second story until engineer signs off on the repairs to the walkways and stairwells, repairing all exterior walls to a good condition, free of wood rot and in stable condition, repairing all damaged overhang extensions, repairing all stairways, decks, porches, and balconies to a good condition. Vacate the second floor until an engineer approves of the repairs made to the stairs and walkways, repairing all damaged and/or deteriorated window and door frames, repairing all broken windows, ensuring all windows, except fixed windows, are capable of being opened properly, ensuring all interior surfaces are maintained in a good and sanitary condition, ensuring all mechanical appliances are in a safe working order and are installed properly, ensuring all electrical hazards are removed and all electrical systems are installed properly, and ensuring all electrical systems are properly installed.

The Board found the property to be in violation of Sections 302.5, 304.2, 304.4, 304.6, 304.9, 304.10, 304.13, 304.13.1, 304.13.2, 305.3, 603.1, 604.3, 605.1. A motion was made by Jesse Zuniga to re-evaluate the property as a Dangerous Premises case and bring back to the next available Panel A meeting. It is also ordered that the property be immediately vacated and remain vacant pending inspection. Shirish Gupte seconds the motion.

4-1-0 vote. (Nay: Robert Tapia)

**Motion carries**

**Item #4 – SAPMC Case #INV-MTE-22-2700019138, 1814 Garys Park  
INV-STE-22-2640026121, INV-STE-22-2640028923  
Owner: Capps, Karen A.**

1814 Garys Park is a townhome. Bexar County Appraisal District shows that Capps, Karen A. is the title owner. The owner, Karen Capps, provided testimony. Roxanne Ramirez, 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 Sections 304.2 Protective

treatment, 304.6 Exterior walls, 304.10 Stairways, decks, porches and balconies. All notices were issued as required with the first notice issued on June 10, 2022 for Section 304.6, August 16, 2022 for section 304.2, September 12, 2022 for section 304.10. Staff recommends repairing/replacing missing exterior wood siding that is rotting and deteriorating on the front and right elevations, repairing/fixing exterior front door of structure. Front door would need to be weather resistant and weather tight, repairing/fixing exterior damaged front deck.

The Board found the property to be in violation of Section 304.6. A motion was made by Ann Winer to assess an initial fine of \$1,000.00 and repair within 30 days. Jesse Zuniga seconds the motion.

5-0-0 vote.

**Motion carries.**

The Board found the property to be in violation of Section 304.2. A motion was made by Ann Winer to repair within 30 days. Jesse Zuniga seconds the motion.

5-0-0 vote.

**Motion carries.**

The Board found the property to be in violation of Section 304.10. A motion was made by Ann Winer to repair within 30 days. Jesse Zuniga seconds the motion.

5-0-0 vote.

**Motion carries.**

***Item #5 – Dilapidated Structure Case #INV-BSB-INV22-2900000716      154 Harcourt Ave.  
Owner: Juarez, Alfredo & Teresa***

154 Harcourt Ave. is a residential single-family structure. Bexar County Appraisal District shows that Juarez, Alfredo & Teresa are the title owners. The owners were not present to provide testimony. SAPD Officer, Spicciati, provided testimony. Joshua Martinez, 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 2, 7, 8, 11, 12, 15, 17, and 18; for the accessory structure, sub-sections 2, 7, 8, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on September 7, 2022. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Robert Tapia to demolish the main and accessory structure within 30 days. It is also ordered that the property be vacated and secured. It is further ordered that the utilities be disconnected. It is further ordered that the trash and debris be removed. Ann Winer seconds the motion.

5-0-0 vote.

**Motion carries.**

***Item #6 – Dilapidated Structure Case #INV-BSB-INV21-2900000335      692 W. Pyron Ave.  
Owner: Perez, Estela***

692 W. Pyron Ave. is a residential single-family structure. Bexar County Appraisal District shows that Perez, Estela is the title owner. The owner was not 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, 7, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on August 4, 2021. 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. Shrish Gupte seconds the motion.

5-0-0 vote.

**Motion carries.**

***Item #7 – Dilapidated Structure Case  
#INV-BSB-INV21-2900000304  
Owner: Business Thrills Inc.***

***363 Calles St. (reset)***

363 Calles St. is a commercial structure. Bexar County Appraisal District shows that Business Thrills Inc. is the title owner. The owner's representative, Mohammad Tariq, 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, and 15. All notices were issued as required with the first notice issued on July 2, 2021. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Ann Winer to demolish the main structure within 30 days. Robert Tapia seconds the motion.

5-0-0 vote.

**Motion carries.**

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

Judy Croom, BSB Liaison, updated the board on the new Panel B board member. Council District 4 has appointed Dr. Erlinda Lopez Rodriguez and she is a Healthcare Professional. Ms. Lopez Rodriguez attended her first Panel B meeting last week. The BSB has two vacancies, one for District 7 and one At Large position. Staff will continue to work with the City Council and the City Clerk's Office to fill the vacancies.

Ms. Brown, Chair, requested that the Chair and legal staff be informed of items that are going to be presented before the board. Stated that the board was unaware of the PowerPoint that was going to be presented by the Fire Department.

**The board is adjourned by unanimous consent.**

**Meeting Adjourned at 11:56 a.m.**