

**BUILDING STANDARDS BOARD  
MINUTES**

**PANEL B  
Thursday, June 8, 2023**

The Building Standards Board Panel B convened in a regular meeting on Thursday, June 8, 2023, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Chairman Dewayne Nelson called the meeting to order at 9:13 a.m.

Board Members Present: Dewayne Nelson, Chair; Fred Andis, Vice Chair; Dr. Erlinda Lopez-Rodriguez, Kayla Miranda, Ms. Brown (Panel A Board Member), and Jesse Zuniga (Panel A Board Member).

Staff Support: Alice Guajardo, Development Services Manager, 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 Representative: Gabriela Tolentino and Janis Palma

Executive Session at 10:49 a.m.  
Reconvened at 11:05 a.m.

**Approval of Minutes**

The minutes from the meeting of May 11, 2023, were approved by Ms. Brown. Fred Andis seconds the motion. The minutes were approved.  
6-0-0 vote.

**Motion carries unanimously.**

***Item #2 – Emergency Demolition # INV-DPE-INV23-2910000124 708 S. San Augustine Ave.  
Owner: Diaz, Ventura***

708 S. San Augustine Ave., Emergency Demolition was read into the record. Alice Guajardo, Development Services Manager, presented to the board.

***Item #3 – SAPMC Case # INV-STE-22-2640029376, 1827 Santa Monica  
INV-STE-22-2640029377, INV-STE-22-2640029379, INV-STE-23-2640001851, and INV-  
STE-23-2640001853  
Owner: Jeffrey D. Smith L/E Davis H. Smith***

1827 Santa Monica. is a residential single-family structure. Bexar County Appraisal District shows that Jeffrey D. Smith L/E Davis H. Smith is the title owner. The owner was not present to provide

testimony. The owner's sister-in-law, Elizabeth Smith, was present and provided testimony. Denise Hastings, 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, 304.13.1 Glazing, 304.7 Roof and drainage and 304.9 Overhang extensions. All notices were issued as required, with the first notice issued on September 15, 2022, for sections; 304.2, 304.6 and 304.13.1 and on January 18, 2023, for sections; 304.7 and 304.9. Staff recommends, paint exterior exposed wood and wall surfaces, repair hole to exterior wall, repair broken window glazing, repair or remove broken rain gutters, and repair roof of structure.

A motion was made by Fred Andis to reinspect the property and reassess as a dangerous premise. Jesse Zuniga seconds the motion.

4-2-0 vote. (Nay- Dewayne Nelson and Jesse Zuniga)

**Motion carries**

A motion was made by Fred Andis to reinspect the property and reassess as a dangerous premise. Ms. Brown seconds the motion.

4-2-0 vote. (Nay- Dewayne Nelson and Jesse Zuniga)

**Motion carries**

***Item #4 – SAPMC Case # INV-STE-23-2640012022, 122 Adelpia Ave.  
INV-STE-23-2640012023, INV-STE-23-2640012024, and INV-STE-23-2640012025  
Owner: Allen Gerard Jarzombek***

122 Adelpia Ave. is a residential single-family structure. Bexar County Appraisal District shows that Allen Gerard Jarzombek is the title owner. The owner was not present to provide testimony. Jane Henry, President of the Mission San Jose Neighborhood Association, was present and provided testimony. One public comment was read into the record. Annette Lopez, 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; 304.6 Exterior walls, 304.7 Roof and drainage, 304.9 Overhang extensions, and 304.13.1 Glazing. All notices were issued as required, with the first notice issued on May 9, 2023. Staff recommends, repair broken windows, repair roof, repair overhang extension, and repair exterior walls.

The Board found the property to be in violation of section; 304.6, 304.7, 304.9, and 304.13.1. A motion was made by Kayla Miranda for a 30-day repair. Jesse Zuniga seconds the motion.

4-2-0 vote (Nay- Fred Andis and Ms. Brown)

**Motion carries**

***Item #5 -Dilapidated Structure Case # INV-BSB-INV22-2900000293 201 S. San Gabriel Ave.  
Owner: Strategic Consulting Eras LLC***

201 S. San Gabriel Ave. is a residential single-family structure. Bexar County Appraisal District shows that Strategic Consulting Eras LLC is the title owner. The new owner, Luis Mata, was present and provided testimony. Joshua Barrientes, 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, 5, 7, 8, 12, and 15. All notices were issued as required with the first notice issued on May 11, 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. Fred Andis seconds the motion.

6-0-0 vote.

**Motion carries unanimously.**

***Item #6 –Dilapidated Structure Case # INV-BSB-INV22-2900000834***

***131 Bristol***

***Owner: 131 Bristol Land Trust***

***(accessory structure)***

131 Bristol is an accessory structure. Bexar County Appraisal District shows that Bristol Land Trust is the title owner. The owner’s representative, Stephen Spinks with Trinidad Mortgage, was present and provided 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 accessory structure, sub-sections 1, 2, 7, 8, 12 and 15. All notices were issued as required with the first notice issued on October 18, 2022. Staff recommends demolition for the accessory structure.

The Board found the property to be a public nuisance. A motion was made by Kayla Miranda to demolish the accessory structure in 30 days. Ms. Brown seconds the motion.

6-0-0 vote.

**Motion carries unanimously.**

***BSB Guidelines, Policies and Procedures***

***Administrative Items***

Fred Andis inquired about the staff updates for some of the properties that have been before the board.

Judy Croom, BSB Liaison, stated there were no staff updates for Panel B. Any updates that were requested, were brought back to code supervisors, not the panel.

Fred Andis inquired about the 30-day progress reports requested for some of the properties.

Ms. Brown stated the board has ordered status updates and 30-day progress reports to be brought back before the board, and this request was previously mentioned at the full board meeting.

Eric Burns, legal representative, stated the board must specify the status updates be brought back to the board, if not, the reports will be brought back to the code officials.

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

**Meeting Adjourned at 11:05 a.m.**