

BUILDING STANDARDS BOARD MINUTES

**PANEL A
Thursday, June 1, 2023**

The Building Standards Board Panel A convened in a regular meeting on Thursday, June 1, 2023.

Chairman Ms. Brown called the meeting to order at 9:18 a.m.

Board Members Present: Ms. Brown, Chair; Jesse Zuniga; Ann Winer; David Garza, Robert Tapia; Fred Andis (Panel B Board Member)

Staff Support: Amin Tohmaz, Deputy Director, Development Services Department, Code Enforcement Section; 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; Jennifer Martinez, Administrative Assistant II, Development Services Department, Code Enforcement Section

Legal Representation: Eric Burns

Sepro-Tec Representatives: Gabriela Tolentino and Jean Ruffini

Approval of Minutes

The minutes from the meeting of May 4, 2023 were approved by Fred Andis. David Garza seconded the motion. The minutes were approved.
6-0-0 vote.

***Item #2 – Emergency Demolition #INV-DPE-INV23-2910000106
Owner: Ortiz, Eric***

607 S. Comal

607 S. Comal, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #3 – Emergency Demolition #INV-DPE-INV23-2910000114 13811-4 State Highway 16 S.
Owner: Friesenhahn, David & Linda***

(accessory structure)

13811-4 State Highway 16 S., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #4 – SAPMC Case #INV-NWS-INV23-2860000038

506 Glamis Ave.

***INV-STE-23-2640001646, INV-STE-23-2640001647, INV-STE-23-2640001650,
INV-STE-23-2640001654***

Owner: Ortiz, Santos B. & Nancy V.

506 Glamis Ave. is a residential single-family structure. Bexar County Appraisal District shows that Ortiz, Santos B. & Nancy V. are the title owners. The owner, Santos B. Ortiz Jr., provided

testimony. 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 302.7.1 Fences, 304.6 Exterior walls, 304.7 Roof and drainage, 304.13.1 Glazing, and 505.1.1 General. All notices were issued as required with the first notice issued on January 17, 2023. Staff recommends repairing fence, repairing exterior walls, repairing roof, repairing exterior walls, and restoring water service at location.

The Board found the property to be in violation of Sections 302.7.1, 304.6, 304.7, 304.13.1, and 505.1.1. A motion was made by Ann Winer to obtain all required permits and repair within 30 days. It is also ordered that the property be vacated within 10 days. It is further ordered that the water be restored. Robert Tapia seconds the motion.

6-0-0 vote.

Motion carries

***Item #5 – SAPMC Case #INV-STE-22-2640036370 566 W. Harlan Ave.
INV-STE-23-2640003439, INV-STE-23-2640003440, INV-STE-23-2640005241,
INV-STE-23-2640005242
Owner: Garcia, Maria C.***

566 W. Harlan Ave. is a residential single-family structure. Bexar County Appraisal District shows that Garcia, Maria C. is the title owner. The owner, Maria C. Garcia, provided testimony via spanish translator, Jean Ruffini with Sepro-Tec Multilingual Services. 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 304.4 Structural members, 304.6 Exterior walls, 304.13.1 Glazing, 304.5 Foundation walls, 304.9 Overhang extensions. All notices were issued as required with the first notice issued on December 6, 2022 for Section 304.4, February 3, 2023 for sections 304.6 and 304.13.1, February 23, 2023 for sections 304.5 and 304.9. Staff recommends repairing structural members, repairing exterior walls, repairing damage window, repairing foundation walls, and repairing metal awnings.

The Board found the property to be in violation of Section 304.4. A motion was made by Fred Andis to repair within 60 days. Jesse Zuniga seconds the motion.

6-0-0 vote.

Motion carries.

The Board found the property to be in violation of Section 304.6 and 304.13.1. A motion was made by Fred Andis to repair within 60 days. David Garza seconds the motion.

6-0-0 vote.

Motion carries.

The Board found the property to be in violation of Section 304.5 and 304.9. A motion was made by Fred Andis to repair within 60 days. Ann Winer seconds the motion.

6-0-0 vote.

Motion carries.

***Item #6 – Dilapidated Structure Case #INV-BSB-INV23-2900000006 5422 Zupan St.
Owner: Flores, Pete H. % Gonzalez Financial Holding***

5422 Zupan St. is a residential single-family structure. Bexar County Appraisal District shows that Flores, Pete H. % Gonzalez Financial Holding is the title owner. The owner was not present to provide testimony. The owner's brother, Fred Flores, 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, 11, 12, and 15. All notices were issued as required with the first notice issued on January 18, 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 trash and debris be removed. Ann Winer seconds the motion.

6-0-0 vote.

Motion carries.

***Item #7 – SAPMC Staff Update #INV-MTI-22-2710017538; 110 Mary Louise
INV-MTI-22-2710017536; INV-MTE-22-2700017530; INV-MTI-22-2710017534;
INV-MTE-22-2700017531; INV-MTE-22-2700021859; INV-MTE-22-2700021862;
INV-MTI-22-2710021863
Owner: Velasquez, Margaret L.***

Dale Russell, Code Enforcement Supervisor, provided a staff update on the property located at 110 Mary Louise, which was presented before the Building Standards Board on August 18, 2022. Stated that the property has come into compliance. A public comment from Bianca Maldonado with the Monticello Park Neighborhood Association was presented. Drea Garza and Tom Simmons with the Monticello Park Neighborhood Association signed up to speak but did not provide testimony.

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

No items to review.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:32 a.m.