

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, July 13, 2023**

The Building Standards Board Panel B convened in a regular meeting on Thursday, July 13, 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 9:08 a.m.

Board Members Present: Dewayne Nelson, Chair; Fred Andis, Vice Chair; Kayla Miranda, Ms. Brown (Panel A Board Member), Robert Tapia (Panel A Board Member) and Jesse Zuniga (Panel A 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, Development Services Department, Code Enforcement Section; Jennifer Martinez, Administrative Assistant II, Development Services Department, Code Enforcement Section.

Legal Representation: Eric Burns

Sepro-Tec Representative: Jean Ruffini and Dina Perez

Approval of Minutes

The minutes from the meeting of June 8, 2023, were approved by Fred Andis. Ms. Brown seconds the motion. The minutes were approved.

6-0-0 vote.

Motion carries unanimously.

***Item #2 – Emergency Demolition # INV-DPE-INV23-2910000142
Owner: Soditty Inc.***

816 Ogden St.

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

***Item #3 – Emergency Demolition # INV-DPI-23-2890000144
Owner: Dobbyn, Donald P. Est of***

204 Elmo Ave.

204 Elmo Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #4 – Emergency Demolition # INV-DPE-INV23-2910000161
Owner: Flores, Javier Torres & Cruz***

155 Bernice Dr.

155 Bernice Dr., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #5 – SAPMC Case # INV-STE-23-2640000262
Owner: Dias, Adelaido Est of Dias Aurora L/E***

112 Esma St.

112 Esma St. is a residential single-family structure. Bexar County Appraisal District shows that Dias, Adelaido Est of Dias Aurora L/E is the title owner. The owner was not present to provide 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 Section; 304.7 Roof and drainage. All notices were issued as required, with the first notice issued on May 11, 2023, for sections; 304.7. Staff recommends, repair roof and obtain permit.

A motion was made by Kayla Miranda for a 60-day repair. The board also ordered all required permits be pulled for repairs. Jesse Zuniga seconds the motion.
4-2-0 vote. (Nay: Fred Andis and Ms. Brown)

Motion carries

***Item #6 -Dilapidated Structure Case # INV-BSB-INV23-2900000015
Owner: Joyce L Freeman***

2306 E. Houston St.

2306 E. Houston St. is a residential single-family structure. Bexar County Appraisal District shows that Joyce L. Freeman is the title owner. The owner was not present to provide testimony. Stephanie Sanchez, 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 6-160, for the main structure, sub-sections 1, 2, 7, 8, 12, 15 and 17. All notices were issued as required with the first notice issued on January 18, 2023. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Robert Tapia to demolish the main structure in 30 days. It is further ordered the property be secured, free of trash and debris, vacated and all utilities disconnected. Jesse Zuniga seconds the motion.
6-0-0 vote.

Motion carries unanimously.

***Item #7 -Dilapidated Structure Case # INV-BSB-INV-21-2900000794
Owner: Larree Greenough***

4506 Guadalajara Dr.

4506 Guadalajara Dr. is a residential single-family structure. Bexar County Appraisal District shows that Larree Greenough is the title owner. The owner, Larree Lee Saucedo (Greenough) and her husband, Valentin Saucedo, were present to provide testimony. Stephanie Sanchez, 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 5, 8, 11, 12 and 15. All notices were issued as required with the first notice issued on November 22, 2021. Staff recommends repair for the main structure.

A motion was made by Kayla Miranda to repair the main structure in 60 days. It is further ordered the required permits be pulled and additional repair estimates be provided to the code officer before repairs begin. Fred Andis seconds the motion.

6-0-0 vote.

Motion carries.

Item #8 -Dilapidated Structure Case # INV-BSB-INV22-2900000086

102 Orphan

Owner: George Speed

102 Orphan is a residential single-family structure. Bexar County Appraisal District shows that George Speed is the title owner. The owner was not present to provide testimony. Christopher Dominguez, 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, 5, 7, 8, 11, 12 15, 17, and 18. All notices were issued as required with the first notice issued on March 4, 2022. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Kayla Miranda to demolish the main structure in 30 days. It is further ordered the property be secured, free of trash and debris, and all utilities disconnected. Jesse Zuniga seconds the motion.

6-0-0 vote.

Motion carries unanimously.

Item #9 -Dilapidated Structure Case # INV-BSB-INV22-29000000763

2234 S. Navidad St.

Owner: Janie Lopez ETAL Luisa M Lopez L/E

2234 S. Navidad St. is a residential single-family structure. Bexar County Appraisal District shows that Janie Lopez ETAL Luisa M Lopez L/E is the title owner. The owner's husband, Jim R. Wehmeyer; owner's son, Gabriel Almendarez; SAPD officer, Daniel Gonzalez, were present to provide testimony. Concerned neighbors, Krystle and John Gonzalez, and Maria Quinones, provided testimony. SAPD officer, Joseph D. Flores was also present, but did not 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 15, 17, and 18 and for the accessory structure, sub-sections 1, 2, 7, 8, 11, 12 15, 17, and 18. All notices were issued as required with the first notice issued on September 29, 2022. Staff recommends demolition for the main and accessory structures.

The Board found the property to be a public nuisance. A motion was made by Robert Tapia to demolish the main and accessory structures in 30 days. It is further ordered the property be secured, free of trash and debris and all utilities disconnected. Ms. Brown seconds the motion.

6-0-0 vote.

Motion carries unanimously.

BSB Guidelines, Policies and Procedures

Administrative Items

Ms. Brown, board member, requested clarification regarding the timeline of the review of vacant structures and the role the Office of Historic Preservation has regarding vacant structures.

Eric Burns, legal representative, explained that properties referred to the Vacant Building Program are not always historic properties. If a property is not abiding by the vacant building program, then the property is referred to the Building Standards Board as a last resort. All efforts must be exhausted, which may take a significant amount of time, prior to the property going before a board that has the power to order the structure to be demolished.

Fred Andis, board member, asked if the code staff is involved in the vacant building program.

Jenny Ramirez, Code Enforcement Manager, stated the code staff does work closely with the Office of Historic Preservation. There is also coordination between the two departments. There is no direct report about the outcome of vacant structures given to the department directly, but the information about the Vacant Building Program is available on their public web page.

Eric Burns, legal representative, stated the Office of Historic Preservation is working directly with the DART unit and their assistance is vital to the review of DART structures.

Fred Andis, board member, asked if Code Compliance has input in the Vacant Building Program itself, because the communication between the units is critical.

Eric Burns, legal representative, states Code Compliance has referred properties to the Vacant Building Program and does coordinate their findings. Mr. Burns also suggested to have the Office of Historic Preservation present a refresher on the Vacant Building Program and/or any other programs the board is interested in learning about at the next full board meeting.

Kayla Miranda, board member, asked if there is a backlog of demolitions and requested vacant properties with a demo order located near schools are prioritized to be demolished first.

Eric Burns, legal representative, stated the department is working hard to coordinate demolitions and is currently transitioning to utilizing a new demolition contractor.

Amin Tohmaz, Deputy Director, confirmed there is a backlog of demolitions due to COVID-19, but the department is in the process of working on the list of demolitions. Mr. Tohmaz also confirmed the new demolition contractor is Big Tex.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:41 a.m.