

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, September 14, 2023**

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

Board Members Present: Dewayne Nelson, Chair; Fred Andis, Vice Chair; Kayla Miranda, Ms. Brown (Panel A Board Member), Celencia Hayes, Dr. Erlinda Lopez-Rodriguez, Joel Solis, and Paul Hernandez (Panel A Board Member).

Staff Support: Michael Uresti, 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

Worldwide Languages Representatives: Justa Garcia-Higby and Dina Perez

Approval of Minutes

The minutes from the meeting of July 13, 2023, were approved by Fred Andis. Ms. Brown seconds the motion. The minutes were approved.

8-0-0 vote.

Motion carries unanimously.

***Item #2 – SAPMC Case # INV-STE-23-2640011343, 1814 Lampost Rd.
INV-STI-23-2650011344, INV-STI-23-2650011347, INV-STI-23-2650011349
INV-STI-23-2650011350
Owner: Estrada, Jose***

1814 Lampost Rd. is a residential single-family structure. Bexar County Appraisal District shows that Jose Estrada is the title owner. The owner was not present to provide testimony. SAPD officer, David McCall, was present to provide testimony. A public comment was read into the record. Ramiro Guerra, 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, 305.3 Interior surfaces, 502.1 Dwelling units, 504.3 Plumbing system hazards, and 605.1 Installation. All notices were issued as required, with the first notice issued on May 2, 2023. Staff recommends, repair/replace all damaged or fallen siding, clean/repair all interior surfaces, repair/replace bathroom sink, kitchen sink, bathtub fixtures and exposed plumbing, repair/replace all damaged plumbing, and repair all electrical hazards.

A motion was made by Celencia Hayes for a 60-day repair and property be vacated. It is further ordered to pull permits for all repairs. Kayla Miranda seconds the motion.

3-5-0 vote. (Nay: Dewayne Nelson, Fred Andis, Ms. Brown, Joel Solis, Dr. Erlinda Lopez-Rodriguez)

Motion fails

A motion was made by Ms. Brown to review the property as a dangerous premise and to bring back the property before the board at the next available meeting date. Fred Andis seconds the motion.

6-2-0 vote. (Nay: Kayla Miranda, and Paul Hernandez)

Motion carries

***Item #3 -Dilapidated Structure Case # INV-DPI-23-2890000050 1511 W. Hildebrand Ave.
Owner: Sanchez, Marcos O & Maria L***

1511 W. Hildebrand Ave. is a residential single-family structure. Bexar County Appraisal District shows that Marcos O & Maria L Sanchez are the title owners. The owner's heirs, Kathy Sanchez Brown and Juanita Sanchez, were present to provide testimony. Kristy Garza, 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, 4, 5, 7, 8, 11, 12, 15, 17 and 18 and for the accessory structure #1, sub-sections; 1, 2, 8, 11, 12, 15, 17, and 18 and for the accessory structure #2, sub-sections; 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on May 2, 2023. Staff recommends demolition for the main and accessory structures.

The Board found the property to be a public nuisance. A motion was made by Dr. Erlinda Lopez-Rodriguez to demolish the main and accessory structures in 30 days. It is further ordered the property be secured and remain vacated. Ms. Brown seconds the motion.

8-0-0 vote.

Motion carries unanimously.

***Item #4 -Dilapidated Structure Case # INV-BSB-INV22-2900000880 616 Wilmington Ave.
Owner: Archon Borrowing Group LLC***

616 Wilmington Ave. is a residential single-family structure. Bexar County Appraisal District shows that Archon Borrowing Group LLC is the title owner. The owner's representative, Larry Guerrero, and SAPD officers; David McCall and J. Armendariz, were present to provide testimony. Ramiro Morales, 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 December 14, 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.
8-0-0 vote.

Motion carries unanimously.

***Item #5 -Dilapidated Structure Case # INV-BSB-INV22-2900000857 102 Greenhill Pass
Owner: Napier, Glen A***

102 Greenhill Pass is a residential single-family structure. Bexar County Appraisal District shows that Glen A. Napier is the title owner. The owner was not present to provide testimony. SAPD officer, David McCall, was 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, 8, 11, 12 15, 17, and 18 and for the accessory structure, sub-sections; 1, 2, 8, 11, 12 15, 17, and 18. All notices were issued as required with the first notice issued on November 3, 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 Celencia Hayes to demolish the main and accessory structures in 30 days. It is further ordered the property be secured and the vacate order is enforced. Dr. Erlinda Lopez- Rodriguez seconds the motion.
8-0-0 vote.

Motion carries unanimously.

***Item #6 -Dilapidated Structure Case # INV-BSB-INV21-2900000203 2517 Tampico St.
Owner: Alvarado, Emilia A***

2517 Tampico St. is a residential single-family structure. Bexar County Appraisal District shows that Emilia A. Alvarado is the title owner. The owner was not present to provide testimony. Enrique Korrodi, 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, 15, and 17. All notices were issued as required with the first notice issued on May 4, 2021. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Celencia Hayes to demolish the main structure in 30 days. Dr. Erlinda Lopez- Rodriguez seconds the motion.
8-0-0 vote.

Motion carries unanimously.

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

Fred Andis addressed permits pulled for repairs and inquired as to why a homeowner was not cited for the repair of a sewer completed without a permit.

Dewayne Nelson, Chair, stated the discussion from the Panel is there was no permit pulled, and the Code Enforcement Officer did report there was an issue when he arrived for the inspection.

Eric Burns, legal representative, stated the initial indication stated there was a plumbing issue. At the DART inspection, if there is evidence that someone dug the ground up, the DART unit is not going to re-open the disturbed ground. The DART unit is on the premise to inspect other issues around the property pertaining to the search warrant.

Fred Andis stated in the officer's testimony, there was an open pit in the ground at the first inspection, and at a second inspection, the open pit in the ground was closed.

Eric Burns, legal representative, stated the DART unit is concerned there is a plumbing hazard, but they will not dig up to see if that is where the violation is, nor do they have the authority to start digging at the property. Development Services indicated there was a plumbing hazard, but again, they would not be digging around at the property.

Fred Andis asked why the Code Enforcement Officer did not issue a red flag when he saw the open pit.

Ramiro Guerra, Code Enforcement Supervisor, stated the initial notice didn't specifically contain broken sewer, but only contained plumbing hazards. He stated he would have to investigate if there was a previous call for that specific hazard prior to the DART inspection.

Fred Andis asked why there was not an automatic stop work order at the initial inspection.

Michael Uresti, Development Services Manager, stated they would work with staff to take better notes and help staff differentiate the surface issues and which repairs need permits found during inspections.

Eric Burns, legal representative, stated when a homeowner does not pull permits, it allows them legally to move forward to address the nuisance. He also stated Development Services is in the process of bringing in new code officers and providing them with adequate training.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:42 a.m.