

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL A  
Thursday, September 16, 2021**

The Building Standards Board Panel A convened in a hybrid meeting on Thursday, September 16, 2021.

Chairman Micah Harper called the meeting to order at 9:00 a.m.

Board Members Present: Micah Harper, Chair; Dewayne Nelson; Jesse Zuniga; Robert Tapia, Vice Chair; Ms. Brown (Panel B Board Member)

Staff Support: Dale Russell, Code Enforcement Supervisor, Development Services Department, Code Enforcement Section; Judy Croom, Sr. Administrative Assistant, Development Services Department, Code Enforcement Section

Legal Representation: Eric Burns and Savita Rai

Sepro-Tec Representatives: Martza Carmiol and Jean Ruffini

## **Approval of Minutes**

The minutes from the meeting of August 5, 2021 were approved by Jesse Zuniga. Ms. Brown seconded the motion. The minutes were approved.  
5-0-0 vote.

***Emergency Demolition #INV-DPE-INV21-2910000380  
Owner: Salcedo, Sergio***

***641 Ruiz St.***

641 Ruiz St., Emergency Demolition was read into the record. Dale Russell, Code Enforcement Supervisor, presented to the board.

***Emergency Demolition #INV-DPE-INV21-2910000394 131 Tampa Ave. (accessory structure)  
Owner: Medrano, Maria E.***

131 Tampa Ave., Emergency Demolition was read into the record. Dale Russell, Code Enforcement Supervisor, presented to the board.

***Emergency Demolition #INV-DPE-INV21-2910000399  
Owner: Zuercher, Karen L.***

***2802 Stoney Mist***

2802 Stoney Mist, Emergency Demolition was read into the record. Dale Russell, Code Enforcement Supervisor, presented to the board.

***Item #1 – SAPMC Case #26500301, 26400288, 26400292,  
26509243, 26500295, 26500297, 26500293  
Owner: Rangel, Theresa***

***5838 Sun Dance Ln.***

5838 Sun Dance Ln. is a residential single-family structure. Bexar County Appraisal District shows that Rangel, Theresa is the title owner. The owner, Theresa Rangel, provided testimony. SAPD Officer, Johnny Perez, provided testimony. Alfred Palomares Jr. and Teresa Palomares with the Thunderbird Hills Neighborhood Association provided testimony. Concerned neighbors, Nancy Morgan and Lydia Perez, provided testimony. A public comment from residents of Sun Dance Ln and Thunderbird Hills, was presented. 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 Section 108.1.2 Unsafe equipment, 304.13.1 Glazing, 304.15 Doors, 308.1 Accumulation of rubbish or garbage, 402.1 Habitable spaces, 605.1 Installation, and 702.1 General. All notices were issued as required with the first notice issued on July 29, 2021 for Section 308.1 and on July 30, 2021 for section 108.1.2, 304.13.1, 304.15, 402.1, 605.1, and 702.1. Staff recommends removing gas generator from occupied spaces, repairing/replacing all instances of broken glazing, repairing garage doors, removing all trash, debris and discarded items from the enclosed porch area, garage should not be used for dwelling – no openable and habitable windows, installation of equipment – wiring should be installed properly, enclosed porch with piles of discarded items not providing safe means of egress.

The Board found the property to be in violation of Section 108.1.2, 304.13.1, 304.15, 402.1, 605.1, and 702.1. A motion was made by Dewayne Nelson to immediately vacate the property; failure to vacate will result in a non-compliance fine of \$100 per day. It is also ordered to repair within 60 days. It is further ordered that all vehicles and pets be removed from the property. Robert Tapia seconds the motion.

4-0-1 vote. (Abstained: Jesse Zuniga)

**Motion carries**

The Board found the property to be in violation of Section 308.1. A motion was made by Dewayne Nelson to immediately vacate the property and comply within 30 days; failure to comply will result in a non-compliance fine of \$50 per day. Ms. Brown seconds the motion.

4-0-1 vote. (Abstained: Jesse Zuniga)

**Motion carries**

***Item #2 – Dilapidated Structure Case #23338451***

***516 Nueces S. (reset)***

***Owner: Morales, Dalia***

516 Nueces S. is a residential single-family structure. Bexar County Appraisal District shows that Morales, Dalia is the title owner. The owner was not present to provide testimony. Amelia Valdez, with the Historic Westside Resident Association, 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, 4, 7, 8, 11, 12, 15, and 17. All notices were issued as required with the first notice issued on September 30, 2019. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Dewayne Nelson to immediately vacate the property and demolish the main structure within 30 days. It is also ordered that the property remain vacant and secured. Robert Tapia seconds the motion.

5-0-0 vote.

**Motion carries.**

***Item #3 – Dilapidated Structure Case #23461584***

***1410 19<sup>th</sup> St. SW (reset)***

***Owner: Soto, Maria Luisa***

1410 19<sup>th</sup> St. SW is a residential single-family structure. Bexar County Appraisal District shows that Soto, Maria Luisa 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, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on June 29, 2020. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Jesse Zuniga to demolish the main structure within 30 days. It is also ordered that the property be vacated and secured. Ms. Brown seconds the motion.

5-0-0 vote.

**Motion carries.**

***Item #4 – Dilapidated Structure Case #23482694***

***1314 Commerce St. E. (reset)***

***Owner: Magott, Lawrence J.***

***(accessory structure)***

1314 Commerce St. E. is a commercial structure. Bexar County Appraisal District shows that Magott, Lawrence J. is the title owner. The owner, Larry Maggot, provided testimony. Marco Carmona, with the Alamodome Gardens Neighborhood Association, provided testimony. Connie Paquette, 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, 5, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on August 12, 2020. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Ms. Brown to obtain all required permits and repair the accessory structure within 90 days. It is also ordered that a scope of work, timeline, engineer's report and financial means be provided to the Code Enforcement Officer within two weeks. It is further ordered that 30 progress reports be provided to the Code Enforcement Officer. It is further ordered that the owner cooperate with the Code Enforcement Officer. Dewayne Nelson seconds the motion.

4-1-0 vote. (Nay: Jesse Zuniga)

**Motion carries.**

***Item #5 – Dilapidated Structure Case #23488515***

***129 Lovett Ave.***

***Owner: Jensar Capital Mortgage LLC.***

129 Lovett Ave. is a residential single-family structure. Bexar County Appraisal District shows that Jensar Capital Mortgage LLC. is the title owner. The owner was not present to provide

testimony. Director, Jennifer Bueno, 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. All notices were issued as required with the first notice issued on August 24, 2020. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Dewayne Nelson to demolish the main structure within 30 days. It is also ordered that the property be vacated and secured. Jesse Zuniga seconds the motion.

5-0-0 vote.

**Motion carries.**

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

Jesse Zuniga asked about a letter/email that was sent out regarding spanish translation services.

Esther Ortiz responded that she will get with staff to obtain information on the letter/email that was sent out.

Jesse Zuniga asked if the emergency demolitions are included in the total number of demolitions for each council district.

Eric Burns, Legal Representation, responded that the emergency demolitions should be included in the total number.

Jesse Zuniga asked about the UDC meeting guidelines.

Eric Burns, Legal Representation, stated that he will follow up with Jenny Ramirez.

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

**Meeting Adjourned at 11:55 a.m.**