

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL A  
Thursday, October 7, 2021**

The Building Standards Board Panel A convened in a regular meeting on Thursday, October 7, 2021.

Vice Chairman Robert Tapia called the meeting to order at 9:56 a.m.

Board Members Present: Robert Tapia, Vice Chair; Jesse Zuniga; Ms. Brown (Panel B Board Member); Fred Andis (Panel B Board Member); Celencia Guillory (Panel B Board Member)

Staff Support: Alice Guajardo, 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 September 16, 2021 were approved by Ms. Brown. Jesse Zuniga seconded the motion. The minutes were approved.  
5-0-0 vote.

***Item #2 – Emergency Demolition #INV-DPE-INV21-2910000461                      6018 Hopes Ferry St.  
Owner: Valley Forge Homeowners Assn.    (monument sign)***

6018 Hopes Ferry St., Emergency Demolition was read into the record. Alice Guajardo, Code Enforcement Supervisor, presented to the board.

***Item #3 – Emergency Demolition #INV-BSB-INV21-2900000519                      703 Jennings Ave.  
Owner: Medina, Anna C.***

703 Jennings Ave., Emergency Demolition was read into the record. Alice Guajardo, Code Enforcement Supervisor, presented to the board.

***Item #4 – Partial Emergency Demolition #INV-DPE-INV21-2910000562                      1352 Gardina  
Owner: Gardenwood LLC.    (building #17)***

1352 Gardina, Partial Emergency Demolition was read into the record. Alice Guajardo, Code Enforcement Supervisor, presented to the board.

***Item #5 – SAPMC Case #26401852, 26501854, 26422853, 25544146                      130 Serna Park  
Owner: Lang, Steven Michael***

Alice Guajardo, Code Enforcement Supervisor, stated that the item was pulled from the agenda.

***Item #6 – Dilapidated Structure Case #23311080***  
***Owner: Maldonado, Jesus R.***

***1544 Brighton St.***

1544 Brighton St. is a residential single-family structure. Bexar County Appraisal District shows that Maldonado, Jesus R. is the title owner. The owner, Jesus Maldonado, 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 1, 2, 5, 7, 8, 11, 12, and 15; for the accessory structure, sub-section 2, 5, 7, 8, 12, 15, and 17. All notices were issued as required with the first notice issued on August 14, 2019. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Ms. Brown to demolish the main and accessory structure within 30 days. It is also ordered that the vacate order be enforced. It is further ordered that the utilities be disconnected. Jesse Zuniga seconds the motion.

5-0-0 vote.

**Motion carries.**

***Item #7 – Dilapidated Structure Case #23355381***  
***Owner: Sanchez, Crispin & M. M.***

***267 Castroville Rd.***

267 Castroville Rd. is a residential single-family structure. Bexar County Appraisal District shows that Sanchez, Crispin & M. M. are the title owners. The owners were not present to provide testimony. SAPD Officer, Diana Brown, 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, 5, 7, 8, 11, 12, 15, and 17; for the accessory structure, sub-section 5, 8, 11, 12, 15, and 17. All notices were issued as required with the first notice issued on November 20, 2019. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Celencia Guillory to vacate and demolish the main and accessory structure within 30 days. It is also ordered that the property be secured. It is further ordered that the case be prioritized after the 30 days. Jesse Zuniga seconds the motion.

5-0-0 vote.

**Motion carries.**

***Item #8 – Dilapidated Structure Case #29000170***  
***Owner: Romero, Francisco Est. Of***

***741 S. San Bernardo Ave.***  
***(accessory structure)***

741 S. San Bernardo Ave. is an accessory structure. Bexar County Appraisal District shows that Romero, Francisco Est. Of is the title owner. The owner was not present to provide testimony. SAPD Officer, Johnny Perez, provided testimony. Ramiro Guerra, 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, 6, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on May 4, 2021. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Ms. Brown to demolish the accessory structure within 30 days. It is also ordered that the vacate order be enforced. Fred Andis seconds the motion.

5-0-0 vote.

**Motion carries.**

***Item #9 – Dilapidated Structure Case #23320838***

***1818 E. Crockett St.***

***Owner: Lasonya West***

1818 E. Crockett St. is a residential single-family structure. Bexar County Appraisal District shows that Lasonya West is the title owner. The owner was not present to provide 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 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 August 27, 2019. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Celencia Guillory to demolish the main structure within 30 days. It is also ordered that the vacate order be enforced and the property be secured. It is further ordered that the electric meter be removed. Fred Andis seconds the motion.

5-0-0 vote.

**Motion carries.**

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

***Administrative Items***

Esther Ortiz, Administrative Assistant II, confirmed the Board's attendance by notating that Ms. Brown, Fred Andis, and Robert Tapia attended in-person, and Celencia Guillory and Jesse Zuniga attended via videoconference. The Presiding Chair was Robert Tapia.

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

**Meeting Adjourned at 11:44 a.m.**