

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, March 9, 2023**

The Building Standards Board Panel B convened in a regular meeting on Thursday, March 9, 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; Dr. Erlinda Lopez-Rodriguez, Kayla Miranda, Celencia Hayes, Ms. Brown (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

Executive Session at 09:52 a.m.

Reconvened at 09:56 a.m.

Approval of Minutes

The minutes from the meeting of February 9, 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-INV23-2910000154
Owner: Davis, Alton & Marjorie A***

***150 Morningview Dr.
(accessory structure)***

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

***Item #3 – SAPMC Case # INV-OYT-22-2550047546,
INV-STE-22-2640031625, and INV-STE-22-2640031619
Owner: Canedo, Robert et al***

901 W. Mulberry Ave.

901 W. Mulberry Ave. is a residential single-family structure. Bexar County Appraisal District shows that Canedo, Robert et al, is the title owner. The owner was present and provided testimony. Denise Hastings, 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; 304.2 Protective treatment, 304.6 Exterior walls, and 304.9 Overhang extensions. All notices were issued as required, with the first notice issued on October 11, 2022. Staff recommends, repair holes to exterior walls, repair roof overhang and paint exterior wall surfaces.

The Board found the property to be in violation of Sections; 304.2, 304.6 and 304.9. A motion was made by Kayla Miranda for a 90-day repair. It is further ordered; progress reports be furnished every 30 days and referrals for programs shall be provided to the owner. Fred Andis seconds the motion

6-0-0 vote.

Motion carries unanimously

Item #4 – Dilapidated Structure # INV-BSB-INV22-2900000470

337 W. Norwood Ct.

Owner: Zamarripa, Julian

337 W. Norwood Ct. is a residential single-family structure. Bexar County Appraisal District shows that Zamarripa, Julian, is the title owner. The owner's Attorney, Ron Prince; Monte Vista Terrace Neighborhood Association President, Sharon Garcia; neighbors, Randy Leblanc, Margo Griffin, and SAPD officer, Juan Hernandez were present and provided testimony. The owner, Eva Garcia, and owner's daughter, Jacqueline Uriegas, signed up to speak, but did not provide testimony. Public comments were read into the record. 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 1, 2, 4, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on July 15, 2022. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Fred Andis to demolish the main structure in 30 days. It is also ordered the property remain secured, remain vacated, and all utilities continue to be disconnected. Ms. Brown seconds the motion.

6-0-0 vote.

Motion carries

Item #5 – Dilapidated Structure # INV-BSB-INV22-2900000472

339 W. Norwood Ct.

Owner: Zamarripa, Julian

339 W. Norwood Ct. is a commercial structure. Bexar County Appraisal District shows that Zamarripa, Julian, is the title owner. The owner's Attorney, Ron Prince; Monte Vista Terrace Neighborhood Association President, Sharon Garcia; neighbors, Randy Leblanc, Margo Griffin, and SAPD officer, Juan Hernandez were present and provided testimony. The owner, Eva Garcia, and owner's daughter, Jacqueline Uriegas, signed up to speak, but did not provide testimony. Public comments were read into the record. 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 1, 2, 4, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as

required with the first notice issued on July 15, 2022. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Fred Andis to demolish the main structure in 30 days. It is also ordered the property remain secured, remain vacated, and all utilities be disconnected. Ms. Brown seconds the motion.

6-0-0 vote.

Motion carries

Item #6 – Dilapidated Structure # INV-BSB-INV20-2900000128

126 Carter

Owner: Paredes, Trinidad M L/E Gonzalez, Hector

Jenny Ramirez, Code Enforcement Manager, stated that the item was pulled from the agenda.

Item #7 – Dilapidated Structure # INV-BSB-INV23-2900000067

123 Juanita Ave.

Owner: Gomez, Elsa Benavidez & Garcia Jacob B

123 Juanita Ave. is a residential single-family structure. Bexar County Appraisal District shows that Gomez, Elsa Benavidez & Garcia Jacob B. are the title owners. The owners, Elsa Gomez, Jacob Garcia, and the property lender; Efrain Artega, were present and 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 1, 2, 5, 7, 8, 11, 12, and 15, for the accessory structure #1, sub-sections; 1, 2, 7, 8, 12, 15, 17, and 18, and for the accessory structure #2, sub-sections 1, 2, 7, 8, 12, 15, 17 and 18. Initial inspection was completed on January 20, 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 Ms. Brown to demolish the main and accessory structures in 30 days. It is also ordered the property be secured, vacated, and all utilities disconnected. Fred Andis seconds the motion.

3-2-1 (Dr. Erlinda Lopez-Rodriguez & Kayla Miranda-Nay) (Celencia Hayes-Abstain)

Motion carries

BSB Guidelines, Policies and Procedures

Administrative Items

Chairman, Dewayne Nelson, addressed the issue of properties presented to the board under ownership of city service.

Jenny Ramirez, Code Enforcement Manager, stated the property presented was not owned by the City of San Antonio, but by City Public Service.

Chairman, Dewayne Nelson, clarified if a utility has a right to run through the property a second deed is entered for an easement. This deed shows a right to the easement, but not the property.

Chairman, Dewayne Nelson, addressed the order of case presentation, and asked that if an attorney is present for a case, that the property should have the opportunity to be presented first.

Eric Burns, legal representative, stated if a first responder is present for a case, that case shall have priority to be presented first.

Celencia Hayes, suggested to refrain from telling property owners they have an opportunity to demolish their properties within 30 days, because permits are required to be pulled for demolition.

Jenny Ramirez, Code Enforcement Manager, stated every case is unique. A hold is placed on the property, but if the demolition contractor has not demolished the structure, the owner will be allowed to pull a permit to demolish their property.

The board is adjourned by unanimous consent.

Meeting Adjourned at 12:07 p.m.