

BUILDING STANDARDS BOARD MINUTES

**PANEL A
Thursday, April 4, 2024**

The Building Standards Board Panel A convened in a regular meeting on Thursday, April 4, 2024, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Vice Chairman Robert Tapia called the meeting to order at 9:15 a.m.

Board Members Present: Robert Tapia, Vice Chair; Ann Winer; Paul Hernandez; George Grimes; Fred Andis (Panel B Board Member) Thomas Franks (Panel B Board Member)

Staff Support: Danny Liguez, Code Enforcement Administrator, 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; Jennifer Martinez, Administrative Assistant II, Development Services Department, Code Enforcement Section; Esther Ortiz, Development Services Specialist I, Development Services Department, Code Enforcement Section

Legal Representation: Eric Burns

Worldwide Languages Representatives: Justa Garcia-Higby and Sabine Miramontes-Somers

Approval of Minutes

The minutes from the meeting of March 7, 2024 were approved by Fred Andis. Ann Winer seconded the motion. The minutes were approved.

5-0-1 vote. (Abstain: George Grimes)

Public Comments

A public comment was provided by Albert Campbell with Bible Truth Ministry.

***Item #2 – Emergency Demolition #INV-DPE-INV24-2910000165
Owner: Liles, Tyrone Wilson***

516 Potomac

516 Potomac, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #3 – Emergency Demolition #INV-DPE-INV24-2910000229
Owner: Guerrero, Emilia***

1729 N. Elmendorf St.

1729 N. Elmendorf St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #4 – Dilapidated Structure Case #INV-BSB-INV23-2900000429

1619 Dawson St.

Owner: Houston, Ruth E.

1619 Dawson St. is a residential single-family structure. Bexar County Appraisal District shows that Houston, Ruth E. is the title owner. The owner was not present to provide testimony. A public comment was provided by Albert Campbell with Bible Truth Ministry. Christopher Dominguez, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that the property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18; 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 September 25, 2023. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Thomas Franks to demolish the main and accessory structure within 30 days. It is also ordered that the property be vacated and secured. It is further ordered that the utilities be disconnected. It is further ordered that the property be free of trash and debris. Fred Andis seconds the motion.

6-0-0 vote.

Motion carries.

***Item #5 – Dilapidated Structure Case #INV-BSB-INV21-2900000046 7135 Timbercreek Dr.
Owner: Samano, Delfino & Cisnersos, Erica***

7135 Timbercreek Dr. is a residential single-family structure. Bexar County Appraisal District shows that Samano, Delfino & Cisnersos, Erica are the title owners. The owners were not present to provide testimony. The owner's daughter, Delilah Samano, provided testimony. SAPD Officer, Garret Maurice, provided testimony. A public comment was provided by Albert Campbell with Bible Truth Ministry. Khrystal Towne, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections 1, 2, 5, 8, 11, 12, and 15; 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 February 23, 2021. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Thomas Franks to demolish the main and accessory structure within 30 days. It is also ordered that the property be secured. It is further ordered that the vacate order be enforced. It is further ordered that the utilities be disconnected. It is further ordered that the property be free of trash and debris. Fred Andis seconds the motion.

6-0-0 vote.

Motion carries.

***Item #6 – Dilapidated Structure Case #INV-BSB-INV23-2900000511 2214 El Paso St.
Owner: Hernandez, Eugene & Ofelia Estate of***

2214 El Paso St. is a residential single-family structure. Bexar County Appraisal District shows that Hernandez, Eugene & Ofelia Estate of are the title owners. The owner, Eugene Hernandez,

provided testimony. SAPD Officer, J. Flores, provided testimony. A public comment was provided by Albert Campbell with Bible Truth Ministry. SAPD Officer, D. Gonzales and Jackie Constancio signed up to speak but did not provide testimony. Kristy Garza, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that the property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18; 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 October 26, 2023. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Thomas Franks to repair the main and accessory structure within 60 days. It is also ordered that the property be vacated and secured. It is further ordered that the property be free of trash and debris. It is further ordered that progress reports be provided every 15 days. Fred Andis seconds the motion.

6-0-0 vote.

Motion carries.

Item #7 – Dilapidated Structure Case #INV-BSB-INV23-2900000578

346 Canton

Owner: Wilkerson, Larkin

346 Canton is a residential single-family structure. Bexar County Appraisal District shows that Wilkerson, Larkin is the title owner. The owner was not present to provide testimony. Albert Campbell signed up to speak but did not provide testimony. Christopher Dominguez, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that the property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, 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 November 27, 2023. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Ann Winer to demolish the main structure within 30 days. It is also ordered that the property be vacated and secured. It is further ordered that the utilities be disconnected. Fred Andis seconds the motion.

6-0-0 vote.

Motion carries.

BSB Guidelines, Policies and Procedures

Administrative Items

Danny Liguez, Code Enforcement Administrator, stated that Development Services will be proposing later this month before the Planning and Community Development committee are some changes to Chapter 6, which outlines the process for the BSB, and it also details the process for the BSB to create a sub-committee to review the San Antonio Property Maintenance Code. The sub-committee will be made up of board members and non-board members. The non-board members will be voting members. The proposed recommendation to Chapter 6 is to mirror Chapter 10. The information will be shared with Panel B and at the Full Board meeting.

Robert Tapia, Vice Chair, asked about the section.

Danny Liguez, Code Enforcement Administrator, responded that a sub-section will need to be created under 6-155.

Robert Tapia, Vice Chair, asked if it references the San Antonio Property Maintenance Code 2021.

Danny Liguez, Code Enforcement Administrator, responded that this is City Code and not the San Antonio Property Maintenance Code.

Fred Andis, Panel B Vice Chair, asked how many board members and non-board members will be selected. Asked who will be selecting the non-board members.

Danny Liguez, Code Enforcement Administrator, responded that there will be six board members and four non-board members. Stated that the selection of the non-board members will be the same process as Chapter 10.

Fred Andis, Panel B Vice Chair, asked if legal representation and staff will be present for the meetings.

Danny Liguez, Code Enforcement Administrator, responded that legal representation and staff will be present for the meetings.

Fred Andis, Panel B Vice Chair, asked about the number of meetings.

Danny Liguez, Code Enforcement Administrator, responded that the number of meetings will be based on the number of proposed amendments.

Robert Tapia, Vice Chair, asked about the dates and times for the meetings.

Danny Liguez, Code Enforcement Administrator, responded that once the process starts, we will get with the everyone to see what dates and times works best for everyone.

Judy Croom, BSB Liaison, updated the board on the BSB membership. George Grimes Jr. was appointed to the BSB on March 7th. Mr. Grimes represents District 2 and fills the retired category. Dora Solis is scheduled to be appointed today to the BSB. Ms. Solis represents District 6 and fills the retired category. Mr. Grimes and Ms. Solis will join Panel A. The BSB will now have two vacancies, District 1, and the At-Large position. The PCDC did meet on March 28th for consideration in the At-Large appointment; however, the motion was made to delay the item for the next available hearing.

Fred Andis, Panel B Vice Chair, stated that the BSB membership charts shows three vacancies.

Judy Croom, BSB Liaison, responded that that is correct. There are three vacancies, District 1, District 8, and the At-Large.

Fred Andis, Panel B Vice Chair, asked if District 1 and District 8 have applicants.

Judy Croom, BSB Liaison, responded that there is one District 8 applicant, Troy Summers. Mr. Summers' application is being reviewed by the councilman.

Robert Tapia, Vice Chair, asked for the next Panel A meeting.

Judy Croom, BSB Liaison, responded that the next Panel A meeting will be on May 2nd.

Fred Andis, Panel B Vice Chair, asked for the date of the Full Board meeting.

Judy Croom, BSB Liaison, responded that the Full Board meeting will be on May 16th.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:49 a.m.