

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, January 25, 2024**

The Building Standards Board Panel B convened in a regular meeting on Thursday, January 25, 2024, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Chairman Dewayne Nelson called the meeting to order at 9:26 a.m.

Board Members Present: Dewayne Nelson, Chair; Ms. Brown (Panel A Board Member), Joel Solis, Dr. Erlinda Lopez-Rodriguez, Robert Tapia (Panel A Board Member), and Thomas Franks.

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 and Lucinda Orozco

Worldwide Languages Representatives: Dina Perez and John Garcia

Approval of Minutes

The minutes from the meeting of December 14, 2023, were approved by Dr. Erlinda Lopez Rodriguez. Ms. Brown seconds the motion. The minutes were approved.

5-0-1 vote. (Abstain: Thomas Franks)

Motion carries.

Item #2 – Hold Harmless Agreement # INV-BSB-INV23-2900000247

Owner: Torres, Jose I & Olivia V.

***1351 Brady Blvd.
(accessory structure)***

1351 Brady Blvd., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #3 – Emergency Demolition # INV-DPE-INV23-2910000580

Owner: Alcorta, Guadalupe L/E Adame, Margarito P. et al.

611 Torreon St.

611 Torreon St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #4 – Emergency Demolition # INV-DPE-INV23-2910000666
Owner: Alcantar, Maria Alvin

1155 Merida St.

1155 Merida St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #5 – Emergency Demolition # INV-DPE-INV24-2910000005
Owner: Cardenas, Santos P. & Cardenas, Andrea R.

123 Maiden Ln.

123 Maiden Ln., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #6 – Emergency Demolition # INV-DPE-INV24-2910000017
Owner: Artz Toledo Projects LLC

226 Toledo St.

226 Toledo St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #7 – SAPMC Case # INV-STE-23-2640000832
Owner: Bernstein, Henry L & Marion

2819 Whisper Fawn St.

2819 Whisper Fawn St. is a residential single-family structure. Bexar County Appraisal District shows that Bernstein, Henry L & Marion are the title owners. The owner, Henry Bernstein, was present to provide testimony. John Kelly, 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: 304.6 Exterior walls. All notices were issued as required with the first notice issued on June 6, 2023. Staff recommends; make necessary repairs to the exterior structure to meet the minimum SAPMC code.

The Board found the property to be in violation of Sections 304.6. A motion was made by Joel Solis to repair within 60 days. Robert Tapia seconds the motion.

5-0-1 vote. (Abstain: Thomas Franks)

Motion carries.

Item #8 -Dilapidated Structure Case# INV-DPI-23-2890000020
Owner: Dennis, Carol A. & Douglas, R. & Dennis, Brenda J.

134 Idell Ave.

134 Idell Ave. is a residential single-family structure. Bexar County Appraisal District shows that Dennis, Carol A. & Douglas, R. & Dennis, Brenda J. are the title owners. The owners were not present to provide testimony. Christopher Dominguez, 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; and for the accessory structure #1, sub-sections; 1, 2, 5, 7, 8, 11, 12, 15, 17 and 18; accessory #2, sub-sections; 1, 2, 8, 11, 12, 15, 17

and 18. All notices were issued as required with the first notice issued on November 6, 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 Robert Tapia to demolish the main and accessory structures in 30 days. It is further ordered the property be secured, and free of trash and debris. Ms. Brown seconds the motion.

5-0-1 vote. (Abstain: Thomas Franks)

Motion carries.

***Item #9 -Dilapidated Structure Case# INV-BSB-INV23-2900000506 6015 White Cloud
Owner: Meza, Andrew J.***

6015 White Cloud is a residential single-family structure. Bexar County Appraisal District shows that Meza, Andrew J. is the title owner. The owner was not present to provide testimony. SAPD officer, Edwin Bello, and owner's daughter, Jessica A. Meza, provided testimony. SAPD officer, Anthony Pena, signed up to speak, but did not provide testimony. Public comments were read into the record. 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, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on November 6, 2023. Staff recommends repair 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. It is further ordered the property be secured, vacated and all utilities disconnected. Robert Tapia seconds the motion.

5-0-1 vote. (Abstain: Thomas Franks)

Motion carries.

***Item #10 -Dilapidated Structure Case# INV-BSB-INV23-2900000123 1014 Onslow Dr.
Owner: Inmuimy LLC***

1014 Onslow Dr. is a residential single-family structure. Bexar County Appraisal District shows that Inmuimy LLC is the title owner. The owner was not present to provide testimony. SAPD officer, Mary Morales; the owner's representative, Karen Herrera; and the contractor, Susan Jaime, provided testimony. Krystal 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, and for accessory structure #1, sub-sections; 1, 2, 8, 11, 12, and 15, for accessory structure #2, sub-sections; 1, 2, 8, 11, 12, and 15 and for accessory structure #3, sub-sections; 2, 8, 12, and 15. All notices were issued as required with the first notice issued on September 21, 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 Mr. Nelson to repair the main structure in 120 days. It is further ordered all required permits shall be obtained for repairs. Dr. Erlinda Lopez- Rodriguez seconds the motion.

5-0-1 vote. (Abstain: Thomas Franks)

Motion carries.

The Board found the property to be a public nuisance. A motion was made by Mr. Nelson to demolish the accessory structures within 30 days. Dr. Erlinda Lopez- Rodriguez seconds the motion.

5-0-1 vote. (Abstain: Thomas Franks)

Motion carries.

Item #11 -Dilapidated Structure Case# INV-BSB-INV22-2900000996

122 Farrel Dr.

Owner: Hernandez, Joseph A. & Arlene A.

122 Farrel Dr. is a residential single-family structure. Bexar County Appraisal District shows that Hernandez, Joseph A. & Arlene A. are the title owners. The owners were not present to provide testimony. SAPD officer, Brandon Guillen; Edward Cano from the Springvale Neighborhood Association; and the owner's daughter, Lydia Hernandez, were present to provide testimony. Public comments were read into the record. John 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; 2, 5, 7, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on March 14, 2023. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Robert Tapia to demolish the main structure in 30 days. It is further ordered the property be secured, vacated, and free of trash and debris. Joel Solis seconds the motion.

5-0-1 vote. (Abstain: Thomas Franks)

Motion carries.

Item #12 -Dilapidated Structure Case# INV-BSB-INV23-2900000646

3318 Saunders Ave.

Owner: Insall, Jose D. Est of

3318 Saunders Ave. is a residential single-family structure. Bexar County Appraisal District shows that Insall, Jose D. Est of is the title owner. The owner was not present to provide testimony. The owner's son, Santos Ruiz; the owner's brother, Enrique Insall; and the owner's nephew, Michael Insall, were present to provide testimony. Bregarian Bledsoe, 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, and for accessory structure #1, 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 5, 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 free of trash and debris. Ms. Brown seconds the motion.

5-0-1 vote. (Abstain: Thomas Franks)

Motion carries.

BSB Guidelines, Policies and Procedures

Administrative Items

Panel A board member, Ms. Brown, stated a sympathy card was sent to Mr. Shirish Gupte's wife on behalf of the Building Standards Board.

Judy Croom, BSB Liaison, Development Services Department, updated the board on the BSB Membership Breakdown. Mr. Thomas Franks was appointed to the BSB on January 11, 2024, and has filled the At-Large position for Panel B. Panel A board members, Robert Tapia and Ann Winer, were both reappointed on January 11, 2024.

Eric Burns, legal representative, asked if a District 8 replacement for Celencia Hayes has been chosen.

Judy Croom, BSB liaison, stated she will follow up with the status of the replacement for District 8.

The board is adjourned by unanimous consent.

Meeting Adjourned at 01:12 p.m.