

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, December 14, 2023**

The Building Standards Board Panel B convened in a regular meeting on Thursday, December 14, 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; Kayla Miranda, Ms. Brown (Panel A Board Member), Joel Solis, Dr. Erlinda Lopez-Rodriguez, and Jesse Zuniga (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

Worldwide Languages Representatives: Justa Garcia-Higby and Gabriela Tolentino

Executive Session at 10:31am
Reconvened at 10:40 a.m.

Approval of Minutes

The minutes from the meeting of October 12, 2023, were approved by Fred Andis. Dr. Erlinda Lopez Rodriguez seconds the motion. The minutes were approved.
7-0-0 vote.

Motion carries unanimously.

Moment of Silence

Chair, Dewayne Nelson, called for a moment of silence to remember Shirish Gupte (Panel A Board Member). Shirish Gupte passed away on December 8, 2023, surrounded by family at his residence.

Office of Historic Preservation

Kathy Rodriguez, from the Office of Historic Preservation, presented an informational PowerPoint about the Vacant Building Program.

Item #2 – Emergency Demolition # INV-DPE-INV23-2910000594
Owner: Garcia, Pedro P. Este of

1042 W. Summit Ave.

1042 W. Summit Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #3 – Emergency Demolition # INV-DPE-INV23-2910000623
Owner: Tarver, Teddy & William, Mussett

581 W. Broadview Dr.

581 W. Broadview Dr., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #4 -Dilapidated Structure Case#INV-BSB-INV23-2900000116 4343 E. Southcross Blvd.
Owner: Reynoso, Guillermo Torres

4343 E. Southcross Blvd. is a commercial multi-family structure. Bexar County Appraisal District shows that Reynoso, Guillermo Torres is the title owner. The owner was not present to provide testimony. SAPD officer, Michael Casiano; Pecan Valley Neighborhood Association representative, Steven B. Kensing, were present to provide testimony. Sergio Quintanilla, 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 June 1, 2023. Staff recommends repair 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. Ms. Brown seconds the motion.

7-0-0 vote.

Motion carries unanimously.

Item #5 -Dilapidated Structure Case# INV-DPI-23-2890000019
Owner: Cundiff, Dale L. & Linda

7927 Hobble St.

7927 Hobble St. is a residential single-family structure. Bexar County Appraisal District shows that Cundiff, Dale L. & Linda are the title owners. The owner was not present to provide testimony. 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; 1, 2, 4, 5, 7, 8, 11, 12, 15, 17, and 18 and for the accessory structure, sub sections; 1, 2, 7, 8, 11, 12, 15 and 17. All notices were issued as required with the first notice issued on April 18, 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 Joel Solis to demolish the main and accessory structures in 30 days. It is further ordered the property be secured with a security fence. Kayla Miranda seconds the motion.

7-0-0 vote.

Motion carries unanimously.

Item #6 -Dilapidated Structure Case#INV-BSB-INV23-2900000140 610 S. San Joaquin Ave.
Owner: Ramos, Juana

610 S. San Joaquin Ave. is a residential single-family structure. Bexar County Appraisal District shows that Ramos, Juana is the title owner. The owner was not present to provide testimony.

Owner's grandsons: Glenn Gonzales Jr. and Rogelio Alvarez were present to provide testimony. 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, and for accessory structure #1, sub-sections; 2, 5, 7, 8, 11, 12, and 15 and for accessory structure #2, sub-sections; 2, 5, 7, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on February 16, 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 further ordered the property be vacated, secured and generator disconnected. Fred Andis seconds the motion.
7-0-0 vote.

Motion carries.

***Item #7 -Dilapidated Structure Case#INV-BSB-INV22-2900000643 622 S. San Gabriel Ave.
Owner: Martinez, Juan & Adela***

622 S. San Gabriel Ave. is a residential single-family structure. Bexar County Appraisal District shows that Martinez, Juan & Adela are the title owners. Owners were not present to provide testimony. Stephanie Sanchez, 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, 12, 15, 17 and 18. All notices were issued as required with the first notice issued on September 1, 2022. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Dr. Erlinda Lopez-Rodriguez to demolish the main structure in 30 days. It is further ordered the property be secured, and free of trash and debris. Fred Andis seconds the motion.
7-0-0 vote.

Motion carries unanimously.

***Item #8 – Dilapidated Structure Case#INV-BSB-INV23-2900000322 5051 Mary Diane Dr.
Owner: Christopher, Nina***

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

***Item #9 – Dilapidated Structure Case# INV-BSB-INV23-2900000522 4725 Rittiman Rd.
Owner: Boutique Builders LLC***

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

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

Eric Burns, legal representative, provided clarification to the board stating there is not an “or else” or “in lieu” order that shall be made by the board. The board shall order a property to either be

repaired or demolished. The board shall not order a repair to a property for more than 90 days unless the owners provide a detailed plan and required documentation.

Judy Croom, BSB Liaison, Development Services Department, updated the board on the BSB Membership Breakdown. Panel B board member, Celencia Hayes, had to resign from the Building Standards Board in November 2023, due to conflict of interest with her employer. Additionally, on December 11, 2023, the Planning and Community Development Committee met to consider applicants for the At- Large vacancy. The Planning and Community Development Committee has considered Thomas Franks for the position and will forward the recommendation to City Council for final approval. The Planning and Community Development Committee has also considered the current At-Large members for reappointment and will send to City Council for final approval.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:43 a.m.