

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, March 14, 2024**

The Building Standards Board Panel B convened in a regular meeting on Thursday, March 14, 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 9:11 a.m.

Board Members Present: Dewayne Nelson, Chair; Fred Andis, Vice Chair; Ms. Brown (Panel A Board Member), Kayla Miranda, Dr. Erlinda Lopez-Rodriguez, 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

Worldwide Languages Representatives: Alma Kron and Justa Garcia-Higby

Executive Session at 10:50 a.m.
Reconvened at 11:03 a.m.

Ceremonial Items

Amin Tohmaz, Deputy Director, Development Services Department, presented Panel A board member, Jesse Zuniga's son and family with an Award of Appreciation for his service to the Building Standards Board.

Approval of Minutes

The minutes from the meeting of February 8, 2024, 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-INV24-2910000180
Owner: Skyball Properties LLC***

***7023 W. US Hwy 90
(sign)***

7023 W. US Hwy 90, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #3 – Emergency Demolition #INV-DPE-INV24-2910000166
Owner: Jose Roberto Ledesma Barraza

208 Goodwin Ave.

208 Goodwin Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #4 – Emergency Demolition # INV-DPE-INV24-2910000181
Owner: Tom Gaboda

151 Westknoll Dr.

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

Item #5 -Dilapidated Structure Case# INV-DPI-23-2890000010
Owner: Noel Anthony Guerrero & Eulalio Guerrero III

3269 Colima St.

3269 Colima St. is a residential single-family structure. Bexar County Appraisal District shows that Noel Anthony Guerrero & Eulalio Guerrero III are the title owners. The owners were not present to provide testimony. SAPD officer, Arturo Moreno, was present to provide testimony. Khrystal 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. All notices were issued as required with the first notice issued on April 18, 2023. Staff recommends demolition of the main structure.

The Board found the property to be a public nuisance. A motion was made by Thomas Franks to demolish the main structure in 30 days. It is further ordered that the property be vacated, secured, utilities disconnected, and Animal Care Services provided for dogs. Fred Andis seconds the motion.

6-0-0 vote.

Motion carries unanimously.

Item #6 -Dilapidated Structure Case# INV-BSB-INV23-2900000387
Owner: Est of Joe J. Reilly Mona P. Reilly L/E

11715 Pepper Tree St.

11715 Pepper Tree St. is a residential single-family structure. Bexar County Appraisal District shows that Est of Joe J. Reilly Mona P. Reilly L/E are the title owners. The owners were not present to provide testimony. Robert N. Ray, President of the Mission Trace Homeowners Association; Minton Newman, ARCH Chair of the Mission Trace Homeowners Association; and Michael Linke, representative for Reverse Mortgage Solutions-Lienholder, 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. All notices were issued as required with the first notice issued on September 12, 2023. Staff recommends demolition 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 that the property be vacated and secured. Fred Andis seconds the motion.

6-0-0 vote.

Motion carries unanimously.

Item #7 -Dilapidated Structure Case# INV-DPI-23-2890000038

7438 Kingston

Owner: Andres Carillo

7438 Kingston is a residential single-family structure. Bexar County Appraisal District shows that Andres Carillo is the title owner. The owner, Andres Carillo, and Interpreter, Justa Garcia-Higby, were 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. All notices were issued as required with the first notice issued on April 18, 2023. Staff recommends demolition of the main structure.

The Board found the property to be a public nuisance. A motion was made by Kayla Miranda to repair the main structure in 90 days. It is further ordered that the property be secured with a fence, all permits for repairs be obtained, scope of work and required documents be furnished within 30 days, and the code officer shall reinspect progress every 30 days. Dr. Erlinda Lopez-Rodriguez seconds the motion.

6-0-0 vote.

Motion carries.

Item #8 -Dilapidated Structure Case# INV-BSB-INV23-2900000396

338 Adelphia Ave.

Owner: Tommy Alan Mcelyea

338 Adelphia Ave. is a residential single-family structure. Bexar County Appraisal District shows that Tommy Alan Mcelyea is the title owner. The owner was not present to provide testimony. SAPD officer, C. Guillen, was present to provide testimony. Khrystal 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, 15, 17, and 18. All notices were issued as required with the first notice issued on September 12, 2023. Staff recommends demolition of 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 further ordered that the property be vacated, secured, and utilities disconnected. Thomas Franks seconds the motion.

6-0-0 vote.

Motion carries unanimously.

BSB Guidelines, Policies and Procedures

Administrative Items

Eric Burns, legal representative, clarified for the new board members, what a SAFFE police officer is and what services they provide for the community.

Judy Croom, BSB Liaison, Development Services Department, updated the board on the BSB Membership Breakdown. Mr. George Grimes Jr. was appointed to the BSB on March 7, 2024, and will represent Council District 2. Mr. Grimes has filled the retired person category for Panel A. Mr. Grimes has replaced Ms. Brown as the district two representative. Ms. Brown was encouraged to apply for the At-Large vacancy, and Ms. Brown has already completed the application.

Fred Andis asked if any district vacancies have been filled.

Judy Croom, BSB Liaison, Development Services Department, stated there are no pending applications for District's one, six, or eight. However, there are several At- Large applications that are pending review.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:05 a.m.