

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, September 22, 2022**

The Building Standards Board Panel B convened in a regular meeting on Thursday, September 22, 2022, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Chairman Celencia Hayes called the meeting to order at 9:08 a.m.

Board Members Present: Celencia Hayes, Chair; Fred Andis, Vice Chair; Ann Winer; Joel Solis, Ms. Brown (Panel A Board Member); and Jesse Zuniga (Panel A Board Member).

Staff Support: 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 Representatives: Martza Carmiol and Dina Perez

Executive Session at 09:14 a.m.

Reconvened at 09:31 a.m.

Executive Session at 01:18 p.m.

Reconvened at 01:32 p.m.

Approval of Minutes

The minutes from the meeting of August 11, 2022, were approved and adopted by unanimous consent.

***Item #2 – SAPMC Case #INV-MTE-22-2700013612, 322 Recoleta Rd.
Case # INV-MTE-22-2700013611, Case # INV-MTE-22-2700013610,
Case # INV-MTE-22-2700013624, Case # INV-MTE-22-2700013625,
Case # INV-MTE-22-2700013626, Case #INV-MTI-22-2710013633,
Case # INV-MTE-22-2700023375.
Owner: David C. Troup***

322 Recoleta Rd. is a commercial structure. Bexar County Appraisal District shows that David C. Troup is the title owner. The owner's representatives, agent, Sandra Schultze and, contractor, Mr. Mendez, were present and provided testimony. Dale Russell, 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, 304.4 Structural

members, 304.6 Exterior walls, 304.9 Overhang extensions, 304.10 Stairways, decks, porches and balconies, 304.12 Handrails and guards, 504.1 General, and 304.7 Roof and drainage. All notices were issued as required with the first notice issued on April 15, 2022, and on July 21, 2022, for Section 304.7. Staff recommends, Repair all instances of insufficient protective treatment. Repair all structural members to a safe and fully supportive condition. Repair all exterior walls to a condition free of holes and deterioration. Repair all overhang extensions to a condition free of deterioration and damage. Repair all stairways, decks, porches and balconies to a condition free of deterioration and ensure all are structurally sound. Repair all handrails and guards to a condition where they will safely support loads imposed on them. Repair all plumbing fixtures to a condition that prevents water leaks. Repair roof and drainage system to a condition that prevents water from accessing the interior of the structure.

The Board found the property to be in violation of Sections 304.2, 304.4, 304.6, 304.9, 304.10, 304.12, and 504.1. A motion was made by Fred Andis to repair within 90 days with required permits. The property owner or their representative must check-in with code compliance every fifteen days with a work progress update. An engineer's report must be obtained for the structure. It is also ordered that an initial civil penalty of \$1000.00 be assessed for failure to obtain permits for prior repairs and a non-compliance penalty of \$500.00 per violation per day that the property is not in compliance.

Jesse Zuniga seconds the motion.

6-0-0 vote.

Motion carries

The Board found the property to be in violation of Section 304.7. A motion was made by Fred Andis to repair within 30 days. It is also ordered that an initial civil penalty of \$100.00 be assessed and a non-compliance penalty of \$200.00 per day that the property is not in compliance.

Jesse Zuniga seconds the motion.

6-0-0 vote.

Motion carries

Item #3 – Dilapidated Structure # INV-BSB-INV22-2900000195

339 Dolores Ave.

Owner: Estate of Fernando Inouye c/o Josie L. Inouye

339 Dolores Ave. is a residential single-family structure. Bexar County Appraisal District shows that Estate of Fernando Inouye c/o Josie L. Inouye is the title owner. The owner's representative, Josie L. Inouye, and her sister, Beatrice C Guitron, were present to provide testimony. SAPD Officer, Cathleen Martinez, also provided testimony. SAPD Officer Menell Orosco signed up to speak but did not provide 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 7, 8, 11, 12 and 15. Initial inspection was completed on February 15, 2022. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Jesse Zuniga to demolish the main structure within 30 days. It is also ordered the property be vacated immediately,

secured, utilities disconnected, and the City of San Antonio shall provide relocation services to the property owner, Josie L. Inouye. Fred Andis seconds the motion.

6-0-0 vote.

Motion carries

Item #4 – Dilapidated Structure Case # INV-BSB-INV21-2900000035 1019 Capitol Ave.

Owner: 1019 Capitol Land Trust

1019 Capitol Ave. is a residential single-family structure. Bexar County Appraisal District shows that 1019 Capitol Land Trust is the title owner. The owner's representative, Hector Cortes, was present to provide testimony. Elisa Valdez, 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, 12, 15, 17, and 18 and for the accessory structure, subsections 1, 2, 11, 12, 15, and 17. All notices were issued as required with the first notice issued on February 23, 2021. 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 within 30 days. It is also ordered the property remain vacant, secured, and utilities remain disconnected. Jesse Zuniga seconds the motion.

4-2-0 vote. (Nay: Ann Winer and Jesse Zuniga)

Motion carries

Item #5 – Dilapidated Structure # INV-BSB-INV21-29000000402 2603 E. Commerce St.

Owner: Kennon's BBQ LLC.

2603 E. Commerce St. is a commercial structure. Bexar County Appraisal District shows that Kennon's BBQ LLC is the title owner. The owner, Sandra K. Williams, was present to provide testimony. Brenda Carr signed up to speak but not did provide testimony. Marvin Lee, 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, 4, 5, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on September 7, 2021. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Joel Solis to demolish the main structure within 30 days. It is also ordered the property be secured and utilities disconnected. Ms. Brown seconds the motion.

4-2-0 vote. (Nay: Fred Andis and Jesse Zuniga)

Motion carries

Item #6 – Dilapidated Structure # INV-BSB-INV21-29000000759

217 Viendo

Owner: Universal Distributors LLC

217 Viendo is a residential single-family structure. Bexar County Appraisal District shows that Universal Distributors LLC is the title owner. The owner was not present to provide testimony. 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

Page 3 of 4

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. All notices were issued as required with the first notice issued on October 26, 2021. Staff recommends demolition for the main structure.

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 to enforce the securing of the property. Jesse Zuniga seconds the motion.

6-0-0 vote.

Motion carries

Item #7 – Dilapidated Structure # INV-BSB-INV21-2900000866 1534 W. Olmos Dr.(reset)

Owner: Mary Lou & Frank S. De La Rosa

1534 W. Olmos Dr. is a residential single-family structure. Bexar County Appraisal District shows that Mary Lou & Frank S. De La Rosa are the title owners. The owner's representative, Richard Olivares, was present to provide testimony. SAPD Officer, John Garcia, also 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, 15, and 17. All notices were issued as required with the first notice issued on December 15, 2021. 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 repair the main structure within 30 days. It is also ordered the property remains vacated, secured and utilities removed. Joel Solis seconds the motion.

3-2-1 vote. (Nay: Ms. Brown and Jesse Zuniga) (Abstain: Celencia Hayes)

Motion carries

BSB Guidelines, Policies and Procedures

Administrative Items

No items to review.

The board is adjourned by unanimous consent.

Meeting Adjourned at 2:40 p.m.