

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, October 13, 2022**

The Building Standards Board Panel B convened in a regular meeting on Thursday, October 13, 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 9:07 a.m.

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

Staff Support: Amin Tohmaz, Deputy Director, Development Services Department, Code Enforcement Section; Alice Guajardo, Development Services 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 Savita Rai

Sepro-Tec Representatives: Martza Carmiol and Ana Stine

Executive Session at 09:13 a.m.
Reconvened at 09:19 a.m.

Executive Session at 11:35 a.m.
Reconvened at 11:53 a.m.

Executive Session at 11:54 a.m.
Reconvened at 12:13 p.m.

Approval of Minutes

The minutes from the meeting of September 22, 2022, were approved by Fred Andis. Jesse Zuniga seconded the motion. The minutes were approved and adopted by unanimous consent.

***Item #2 –Emergency Demolition # INV-DPE-INV22-2910000761 6507 Mossledge Dr.
Owner: Buentello, Fermin R. & Lucy***

6507 Mossledge Dr., Emergency Demolition was read into the record. Alice Guajardo, Development Services Manager, presented to the board.

Item #3 –Emergency Demolition # INV-DPE-INV22-2910000784
Owner: Flores, John & Rosalinda

433 Aransas Ave.

433 Aransas Ave., Emergency Demolition was read into the record. Alice Guajardo, Development Services Manager, presented to the board.

Item #4 –Emergency Demolition # INV-DPE-INV22-2910000800
Owner: Martinez, Guadalupe A. & Jose A.

1112 Elvira St.

1112 Elvira St., Emergency Demolition was read into the record. Alice Guajardo, Development Services Manager, presented to the board.

Item #5 – SAPMC Case #INV-STE22-2640009900,
Case # INV-STE22-2640009901, INV-STE22-2640009902,
Case # INV-STI22-2650009904, Case # INV-STI22-2650009905,
Case # INV-STI22-2650009906
Owner: Aubin, George A. ET AL

9719 Gold Dust Dr.

9719 Gold Dust Dr. is a residential single-family structure. Bexar County Appraisal District shows that Aubin, George A. ET AL is the title owner. The owner, George Aubin, and his brother-in-law, Dean DuBowik, were present and provided testimony. SAPD Officer, Elliot Valdez, also 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, 304.6 Exterior walls, 304.9 Overhang extensions, 604.3 Electrical system hazards, 702.1 General, and 305.3 Interior surfaces. All notices were issued as required with the first notice issued on March 15, 2022. Staff recommends, repair all instances of inadequate protective treatment at the location, repair all damages to the exterior walls, repair all damages to the overhang extensions, repair all electrical hazards with proper permits obtained, vacate premise until all necessary repairs are made, ensure there are safe and clear fire egress paths throughout the structure, and repair all damages to the interior surfaces of the structure.

The Board found the property to be in violation of Sections 304.2, 304.6, 304.9, 604.3, 702.1, and 305.3. A motion was made by Ms. Brown to repair the structure within 60 days. It is further ordered the property shall be immediately vacated and secured, permits must be obtained for all repairs, all affected utilities disconnected, and a progress report shall be submitted to code compliance every 30 days. Fred Andis seconds the motion.

7-0-0 vote.

Motion carries

Item #6 – SAPMC Case #INV-STE22-2640013995
Case # INV-STE22-2640013996, INV-STE22-2640013997,
Case # INV-STE22-2640013998, Case # INV-STE22-2640013999,
Case # INV-STI22-2650014000, Case # INV-STI22-2650014001, Case # INV-STI22-
2650014002, Case # INV-STI22-2650014003, Case # INV-STI22-2650014005, Case # INV-
STI22-2650014006
Owner: Brooks, Harold

1403 W. Harding Blvd.

1403 W. Harding Blvd. is a residential single-family structure. Bexar County Appraisal District shows that Brooks, Harold is the title owner. The owner, Harold Brooks, was present and provided testimony. Angela Brooks signed up to speak but did not provide testimony. ACS Officer, Kass Bennett, also 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, 304.7 Roof and drainage, 304.9 Overhang extensions, 305.3 Interior surfaces, 305.4 Stairs and walking surfaces, 305.6 Interior doors, 308.1 Accumulation of rubbish or garbage, 504.3 Plumbing system hazards, 702.1 General. All notices were issued as required with the first notice issued on April 19, 2022. Staff recommends, repair structure to a condition with adequate protective treatment, repair all structural members to a condition where they can safely support imposed live and dead loads, vacate the building until requested repairs are made, repair all exterior walls to a condition free of holes, damage, and deterioration, repair the roofing system for the structure, repair all overhang extensions to a good condition with no defects, repair and/or clean all interior surfaces to a condition where they are in a good and sanitary condition, repair the interior walking surfaces to a safe condition, repair all damaged interior doors, remove all accumulation of trash and rubbish from the property, repair all plumbing hazards at the property with property permits obtained, and clear all paths of egress to ensure property has adequate fire egress from anywhere in the structure.

The Board found the property to be in violation of Sections 304.2, 304.4, 304.6, 304.7, 304.9, 305.3, 305.4, 305.6, 308.1, 504.3 and 702.1. A motion was made by Fred Andis to reassess the property as a dangerous premise and the property shall be brought back before the Building Standards Board at the next board meeting. It is further ordered that all utilities be disconnected, property secured and vacated immediately until a determination is made. Ms. Brown seconds the motion.

7-0-0 vote.

Motion carries

***Item #7 –Dilapidated Structure Case #INV-BSB-INV21-2900000253 374 W. Mayfield Blvd.
Owner: Martinez, Deborah***

374 W. Mayfield Blvd. is a residential single-family structure. Bexar County Appraisal District shows that Martinez, Deborah is the title owner. The owner, Deborah Martinez, 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, subsections 1, 2, 8, 11, 12, 15 and 17 and for the accessory structure, subsections 1, 2, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on September 13, 2022. 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 within 30 days. It is also ordered the property be secured. Fred Andis seconds the motion.

7-0-0 vote

Motion carries

***Item #8 – Dilapidated Structure # INV-BSB-INV21-2900000799
Owner: Rios, Frank***

3735 San Fernando St.

3735 San Fernando St. is a residential single-family structure. Bexar County Appraisal District shows that Rios, Frank is the title owner. The owner was not 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 5, 8, 11, 12, 15 and 17 and for the accessory structure, subsections 1, 2, 5, 7, 8, 11, 12, 15 and 17. All notices were issued as required with the first notice issued on November 22, 2021. Staff recommends demolition for the main structure 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 within 30 days. Jesse Zuniga seconds the motion.
7-0-0 vote.

Motion carries

***Item #9 – Dilapidated Structure # INV-BSB-INV22-2900000117
Owners: Lunstrum John F. Jr. & Juanita C.***

9419 Cliff Stone Dr.

9419 Cliff Stone Dr. is a residential single-family structure. Bexar County Appraisal District shows that Lunstrum John F. Jr. & Juanita C. are the title owners. The owners were present to provide testimony. John Garza for Joshua Barrientes, 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, 8, 12, 15, 17 and 18. All notices were issued as required with the first notice issued on March 4, 2022. 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 within 30 days. It is furthered ordered the property remain vacant, secured and utilities disconnected. Robert Tapia seconds the motion.
6-1-0 vote. (Nay-Jesse Zuniga)

Motion carries

***Item #10 – Dilapidated Structure # INV-BSB-INV21-2900000573
Owner: Martin, Debra K.***

6719 Raintree Forest

6719 Raintree Forest is a residential single-family structure. Bexar County Appraisal District shows that Martin, Debra K. is the title owner. The owner's son, William Martin-Foster, was present to provide testimony. Neighbors, Linda Wiseman, Pete Thompson and Eduardo Venegas were present and also provided 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, 8, 11, 12, 15, 17 and 18. All notices were issued as required with the first notice issued on September 13, 2022. 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 vacated immediately, secured and utilities disconnected. Jesse Zuniga seconds the motion.

7-0-0 vote.

Motion carries

Item #11 – SAPMC (Staff Update) Case #INV-MTE-22-2700022214, 5903 Danny Kaye Dr. Case #INV-OYT-22-2550030479, Case #INV-MTI-22-2710022200, Case #INV-MTI-22-2710021219, Case #INV-MTE-22-2700021206, Case #INV-MTI-22-2710021193, Case #INV-MTI-22-2710021221, Case #INV-MTI-22-2710021245, Case #INV-BSL-22-2840000469 Owner: 5903 Danny Kaye LLC.

A staff update was provided for the commercial structure located at 5903 Danny Kaye Dr. by Dale Russell, Code Enforcement Supervisor, with the City of San Antonio Code Enforcement Section. The last inspection was completed on October 11, 2022.

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

Judy Croom, Sr. Administrative Assistant, Development Services Department, Code Enforcement Section, announced Jesse Snyder (Panel B Board Member), resigned from the Building Standards Board. Mr. Snyder and his family will be moving back to Pennsylvania. Jesse Snyder filled an (At-Large) position which was in the professional property manager category. The Building Standards Board currently has three vacancies, in City Council districts 4, 7, and the (At-Large) position. The Building Standards Board will continue to work with the City Council Staff and the City Clerk's office to fill the vacancies.

The board is adjourned by unanimous consent.

Meeting Adjourned at 1:57p.m.