

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL A  
Thursday, October 6, 2022**

The Building Standards Board Panel A convened in a regular meeting on Thursday, October 6, 2022, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Chairman Ms. Brown called the meeting to order at 9:31 a.m.

Board Members Present: Ms. Brown, Chair; Robert Tapia, Vice Chair; David Garza; Shirish Gupte

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

Sepro-Tec Representatives: Jean Ruffini and Martza Carmiol

Executive Session at 9:38 a.m.

Reconvened at 9:48 a.m.

## **Approval of Minutes**

The minutes from the meeting of September 1, 2022 were approved by Robert Tapia. David Garza seconded the motion. The minutes were approved.

4-0-0 vote.

***Item #2 – Emergency Demolition #INV-DPE-INV22-2910000731      1009 N. Zarzamora St.  
Owner: Ruiz, Porfiria***

1009 N. Zarzamora St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #3 – SAPMC Case #INV-MTE-22-2700025869;      2506 S. General McMullen  
INV-MTE-22-2700025870; INV-MTE-22-2700025872; INV-MTE-22-2700025871; INV-  
MTE-22- 2700025873; INV-MTE-22-2700025874; INV-MTE-22-2700025875; INV-MTE-22-  
2700025876; INV-MTE-22-2700025877; INV-MTE-22-2700025878; INV-MTI-22-  
2710025879; INV-MTI-22-2710025880; INV-MTI-22-2710025881; INV-MTI-22-2710025884;  
INV-MTI-22-2710025885; INV-MTI-22-2710025886; INV-MTI-22-2710025887; INV-MTI-  
22-2710025889; INV-MTI-22-2710025890; INV-MTI-22-2710025891; INV-MTE-22-  
2700020908***

***Owner: Dolores Terravista Housing LLC.***

2506 S. General McMullen is a commercial structure. Bexar County Appraisal District shows that Dolores Terravista Housing LLC. is the title owner. The owner's representative, Genny Alberts; general contractor, George Hernandez; lender, Kelly Boyer; Property Managers, Maricela Montelongo and Patricia Kelly; Development Consultant, Holly Thoman; Supervisor, Miguel Rodriguez, and Yvonne Perez, provided testimony. SAPD Officer, Brandon Guillen, provided testimony. Residents, Ernest Marshall and Francisca Rodriguez, provided testimony. Isidra Martinez signed up to speak but did not provide 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 302.3 Sidewalks, driveways and retaining walls, 304.2 Protective treatment, 304.4 Structural members, 304.7 Roof and drainage, 304.9 Overhang extensions, 304.10 Stairways, decks, porches and balconies, 304.12 Handrails and guards, 304.13 Window, skylight and door frames, 304.13.1 Glazing, 304.13.2 Openable windows, 304.15 Doors, 305.3 Interior surfaces, 305.4 Stairs and walking surfaces, 305.6 Interior doors, 309.1 Infestation, 504.1 General, 504.3 Plumbing systems hazards, 505.1.2 General, 603.1 Mechanical appliances, 604.3 Electrical system hazards, 703.2 Smoke alarms. All notices were issued as required with the first notice issued on June 28, 2022. Staff recommends repairing all sidewalks, driveways, and retaining walls to a sound and safe condition, ensuring all areas of the property receive adequate protective treatment, repairing all structural members to a condition where they can safely support imposed live and dead loads. Vacate affected units until necessary repairs are made, repairing all roof and drainage concerns at the property, repairing all overhang extensions to a good condition with no defects, repairing all instances of damage and deterioration to the stairwells, decks, porches, and balconies. Vacate affected units until necessary repairs are made, repairing all handrails and guards to a safe condition, capable to withstanding imposed loads, repairing all damaged/deteriorated window and door frames, repairing all damaged or broken window glazing on the property, ensuring all required windows are capable of being opened, repairing all damaged/deteriorated exterior doors, repairing all interior surface conditions to a good, safe, and sanitary condition, repairing all stairs and walking surface to a level and good condition, repairing all damaged interior doors, removing all instances of infestation throughout the entire property, repairing all plumbing fixtures to a condition free of defects and leaks, repairing all instances of plumbing system hazards at the property, repairing water supply system to a condition where each fixture has an adequate supply of water without any leaks/defects, repairing all mechanical appliances to a condition where they operate in a safe way, repairing all instances of electrical system hazards, ensuring each dwelling unit has operable smoke alarms in all required areas.

The Board found the property to be in violation of Sections 302.3, 304.2, 304.4, 304.7, 304.9, 304.10, 304.12, 304.13, 304.13.1, 304.13.2, 304.15, 305.3, 305.4, 305.6, 309.1, 504.1, 504.3, 505.1.2, 603.1, 604.3, 703.2. A motion was made by Robert Tapia to repair within 60 days; failure to comply will result in a fine of \$500.00 per day. It is also ordered that the second story units affected by the dilapidated stairs be vacated. It is further ordered that progress reports be provided to the Code Enforcement Officer every two weeks. David Garza seconds the motion.  
4-0-0 vote.

**Motion carries.**

***Item #4 – Dilapidated Structure Case #INV-BSB-INV22-2900000157  
Owner: Charles Edgar Doyle III***

***2639 Woodbury St.***

2639 Woodbury St. is a residential single-family structure. Bexar County Appraisal District shows that Charles Edgar Doyle III is the title owner. The owner was 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, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on March 23, 2022. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by David Garza to demolish the main structure within 30 days. Robert Tapia seconds the motion.

4-0-0 vote.

**Motion carries.**

***Item #5 – Dilapidated Structure Case #INV-BSB-INV21-2900000332      211 W. Gerald Ave.  
Owner: Aguirre, Jesus & Mary Josephine      (accessory structure)***

211 W. Gerald Ave. is a residential single-family structure. Bexar County Appraisal District shows that Aguirre, Jesus & Mary Josephine are the title owners. The owners were 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 accessory structure, sub-sections 1, 2, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on August 4, 2021. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Robert Tapia to demolish the accessory structure within 30 days. David Garza seconds the motion.

4-0-0 vote.

**Motion carries.**

***Item #6 – Dilapidated Structure Case #INV-BSB-INV22-2900000108      118 New Laredo Hwy.  
Owner: Hismajesty Saint Adams Victor***

118 New Laredo Hwy. is a commercial structure. Bexar County Appraisal District shows that Hismajesty Saint Adams Victor is the title owner. The owner, Hismajesty Saint Adams, provided testimony. SAPD Officer, Brandon Guillen and SAFD Captain, Troy Teague, provided testimony. A public comment from SAPD Officer Vincent Gonzalez was presented. 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, 4, 5, 6, 7, 8, 11, 12, 15, and 17. All notices were issued as required with the first notice issued on February 21, 2022. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Shirish Gupte to demolish the main structure within 30 days. It is also ordered that the property be vacated and secured. It is further ordered that the utilities be disconnected. David Garza seconds the motion.

4-0-0 vote.

**Motion carries.**

***Item #7 – Dilapidated Structure Case #INV-BSB-INV21-2900000710***  
***Owner: Sandoval, Frank D. & Carmen Garcia***

***1511 Edwards***  
***(reset)***

1511 Edwards is a residential single-family structure. Bexar County Appraisal District shows that Sandoval, Frank D. & Carmen Garcia are the title owners. The owner, Frank Sandoval, provided 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 5, 8, 11, 12, 15, and 17. All notices were issued as required with the first notice issued on April 2, 2020. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Robert Tapia to demolish the main structure within 30 days. Shirish Gupte seconds the motion.  
4-0-0 vote.

**Motion carries.**

***Item #8 – Dilapidated Structure Case #INV-BSB-INV21-2900000013***  
***Owner: Hape, Virginia***

***8810 Flint Valley***

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

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

Judy Croom, BSB Liaison, informed the board that Panel B Member, Jesse Snyder has resigned from the BSB on October 4th. Mr. Snyder was an At-Large position and filled the Professional Property Manager category. The BSB currently has three vacancies, one in district 4, 7, and an At-Large position. Staff will continue to work with City Council staff to fill the vacancies.

**The board is adjourned by unanimous consent.**

**Meeting Adjourned at 1:00 p.m.**