

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL B  
Thursday, December 8, 2022**

The Building Standards Board Panel B convened in a regular meeting on Thursday, December 8, 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 9:17 a.m.

Board Members Present: Celencia Hayes, Chair; Fred Andis, Vice Chair; Ann Winer, Joel Solis, Ms. Brown (Panel A Board Member), Robert Tapia (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 Gabriela Tolentino

## **Approval of Minutes**

The minutes from the meeting of October 13, 2022, were approved by Robert Tapia. The minutes were approved and adopted by unanimous consent.

***Item #2 – Hold Harmless Agreement # INV-BSB-INV22-2900000486                      1214 Aransas Ave.  
Owner: Cardinas, Gloria C.***

1214 Aransas Ave., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #3 –Emergency Demolition # INV-DPE-INV22-2910000855                      1017 Torreon St.  
Owner: Rivas, Gaston***

1017 Torreon St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #4 –Emergency Demolition # INV-DPE-INV22-2910000869                      6822 Farrow Place  
Owner: Olivarri, Elvia***

6822 Farrow Place, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #5 –Emergency Demolition # INV-DPE-INV22-2910000883**  
**Owner: Garcia, Michael T. & Annabelle**

**138 C St.**

138 C St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #6 –Emergency Demolition # INV-DPE-INV22-2910000905**  
**Owner: Coleman Jack B. & Linda S.**

**14018 Floral Ridge Dr.**

14018 Floral Ridge Dr., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #7 –Emergency Demolition # INV-DPE-INV22-2910000918**  
**Owner: DHS Partners LLC % Jack Walker, CPA**

**3651 N. Loop 1604**

3651 N. Loop 1604, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #8 –Emergency Demolition # INV-DPE-INV22-2910000917**  
**Owner: Martinez, Francisco A.**

**831 Harriman Pl.**

831 Harriman Pl., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #9 –Emergency Demolition # INV-DPE-INV22-2910000922**  
**Owner: 1501 Magnolia LLC**

**1501 W. Magnolia Ave.**

1501 W. Magnolia Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #10 – SAPMC Case #INV-STE22-2640024814,**  
**Case # INV-STE22-2640017952**  
**Owner: Jarzombek, Allen Gerald**

**122 Adelphia Ave.**

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

**Item #11 –Dilapidated Structure Case # INV-BSB-INV22-2900000448**  
**Owner: Robinson, Willie**

**211 Prosperity Dr.**  
**(accessory structure)**

211 Prosperity Dr. is a residential single-family structure. Bexar County Appraisal District shows that Robinson, Willie is the title owner. The owner, Willie Robinson, was not present to provide testimony. 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 accessory structure, sub-sections 4, 5, 7, 8, 12, and 15. All notices were issued as required with the first notice issued on June 23, 2022. Staff recommends demolition for the accessory structure.

The Board found the property to be a public nuisance. A motion was made by Joel Solis to demolish the accessory structure within 30 days. Fred Andis seconds the motion.

7-0-0 vote

**Motion carries**

***Item #12 – Dilapidated Structure # INV-BSB-INV21-2900000787***

***530 Erline Ave.***

***Owner: Paloma Blanca Investments LLC.***

530 Erline Ave. is a residential single-family structure. Bexar County Appraisal District shows that Paloma Blanca Investments LLC is the title owner. The owner was not present to provide testimony. 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, 5, 7, 11, 12, 15, 17 and 18. All notices were issued as required with the first notice issued on November 09, 2021. Staff recommends demolition 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 within 30 days. Ms. Brown seconds the motion.

7-0-0 vote.

**Motion carries**

***Item #13 – Dilapidated Structure # INV-BSB-INV22-2900000688***

***5030 Creekmoor Dr.***

***Owners: Jones, Howard O.***

5030 Creekmoor Dr. is a residential single-family structure. Bexar County Appraisal District shows that Jones, Howard O. is the title owner. The owner was not present to provide testimony. SAPD Officer, M. Rodriguez, 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 6-160, for the main structure, sub-sections 1, 2, 7, 8, 12, and 15. No issuance of notice was required. Staff recommends demolition for the main structure.

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. It is further ordered the property be vacated and secured and all utilities disconnected. Fred Andis seconds the motion.

7-0-0 vote.

**Motion carries**

***Item #14 – Dilapidated Structure # INV-BSB-INV22-2900000637***

***1035 Lombrano St.***

***Owner: Taylor, Lytle L.***

***(accessory structure)***

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

***Item #15 – Dilapidated Structure # INV-BSB-INV21-2900000440***  
***Owners: Eggers, Eric Fafael***

***307 Dawnridge Dr.***

307 Dawnridge Dr. is a residential single-family structure. Bexar County Appraisal District shows that Eggers, Eric Fafael 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 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 September 22, 2021. Staff recommends demolition for the main structure.

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. Ann Winer seconds the motion.

7-0-0 vote.

**Motion carries**

***Item #16 – Dilapidated Structure # INV-BSB-INV21-2900000108***  
***Owners: Cantu, Abel***

***655 Humboldt St.***

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

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

Eric Burns, City of San Antonio attorney, addressed the board's concerns of SAPD and the City of San Antonio's role in dealing with the issues brought before the board. Mr. Burns stated SAPD and the City of San Antonio work with both, the Code Enforcement and D.A.R.T teams, by providing information and testimony before the board. Code Enforcement and D.A.R.T's main way of dealing with the issues of dilapidated structures and San Antonio Property Maintenance Code, is to bring the properties before the board, so a determination can be made.

Eric Burns, City of San Antonio attorney, also addressed the timeline of bringing a dilapidated structure before the board. If no owner contact is made for a property, the board is limited because an owner is not present to provide testimony or their intentions for their properties. The process of bringing a property before the board should be Development Services last resort and any attempt to save the property should be made.

Fred Andis inquired whether the chairman statement and translator services should be included in the agenda regarding the open records act. Eric Burns, City of San Antonio attorney, stated he would consult with Sam Adams and Savita Rai if adding the items is necessary, and update the board.

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

**Meeting Adjourned at 10:48 a.m.**