

BUILDING STANDARDS BOARD MINUTES

**PANEL A
Thursday, March 2, 2023**

The Building Standards Board Panel A convened in a regular meeting on Thursday, March 2, 2023.

Chairman Ms. Brown called the meeting to order at 9:10 a.m.

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

Staff Support: Michael Uresti, 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

Sepro-Tec Representatives: Dina Perez and Laura Hoase

Executive Session at 9:31 a.m.

Reconvened at 9:40 a.m.

Approval of Minutes

The minutes from the meeting of February 2, 2023 were approved by David Garza. Jesse Zuniga seconded the motion. The minutes were approved.

5-0-0 vote.

***Item #2 – Emergency Demolition #INV-DPE-INV23-2910000116
Owner: TH Property Solutions LLC.***

411 Rigsby Ave.

411 Rigsby Ave., Emergency Demolition was read into the record. Michael Uresti, Development Services Manager, presented to the board.

***Item #3 – Emergency Demolition #INV-DPE-INV23-2910000120
Owner: Isaac, Roberto % Isaac, Pedro***

3423 El Paso St.

3423 El Paso St., Emergency Demolition was read into the record. Michael Uresti, Development Services Manager, presented to the board.

***Item #4 – SAPMC Case #INV-STE-23-2640001465,
INV-STE-23-2640001466, INV-STE-23-2640001467, INV-STE-23-2640001468,
INV-STI-23-2650001471, INV-STI-23-2650001472, INV-STI-23-2650001476,
INV-STI-23-2650001478, INV-STI-23-2650001480, INV-STI-23-2650001484,***

946 W. Ashby Pl.

INV-STI-23-2650001487, INV-STI-23-2650001488, INV-STI-23-2650001489

Owner: Delarosa, Jose F. & Blanca R.

946 W. Ashby Pl. is a residential single-family structure. Bexar County Appraisal District shows that Delarosa, Jose F. & Blanca R. are the title owners. The owners were not present to provide testimony. SAPD Officer, Jesus Hinojosa, 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 304.4 Structural members, 304.6 Exterior walls, 304.7 Roof and drainage, 304.13 Window, skylight and door frames, 305.3 Interior surfaces, 305.4 Stairs and walking surfaces, 309.1 Infestation, 504.1 General, 504.3 Plumbing system hazards, 506.2 Maintenance, 604.3 Electrical system hazards, 605.1 Installation, and 702.1 General. All notices were issued as required with the first notice issued on January 13, 2023. Staff recommends repairing all structural members to a condition that can properly support all imposed loads. Vacate structure until repairs are made, repairing all exterior walls to a condition free of holes, damage, and deterioration. Vacate property until repairs are made, repairing roof and drainage system for the structure. Vacate the structure until repairs are made, repairing all window and door frames to a good condition that also prevents the elements from entering the structure. Vacate the structure until repairs are made, ensuring all interior surfaces are sanitary and in good condition. Vacate the structure until repairs are made, repairing all interior walking surfaces to a good, level condition. Vacate the structure until repairs are made, ensuring property is treated by a licensed pest control company until the infestation is eradicated, repairing all plumbing fixtures to a condition free of defects and leaks and ensure they operate as the manufacturer intended. Vacate the structure until repairs are made, repairing the plumbing system to a condition clear of hazards. Vacate the structure until repairs are made, repairing sewer system to a condition clear of leaks and where all sewer systems drain as they should. Vacate the structure until repairs are made, repairing and maintain electrical system to a condition clear of hazardous conditions. Vacate the structure until repairs are made, ensuring all electrical systems are properly installed. Vacate the structure until repairs are made, maintaining property in a condition that establishes adequate egress. Vacate the structure until repairs are made.

The Board found the property to be in violation of Sections 304.4, 304.6, 304.7, 304.13, 305.3, 305.4, 309.1, 504.1, 504.3, 506.2, 604.3, 605.1, and 702.1. A motion was made by Robert Tapia to repair 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.

5-0-0 vote.

Motion carries

Item #5 – Dilapidated Structure Case #INV-BSB-INV22-2900000604

1631 Mardell St.

Owner: Samaniego, Maria Mendoza

1631 Mardell St. is a residential single-family structure. Bexar County Appraisal District shows that Samaniego, Maria Mendoza 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 August 10, 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. Robert Tapia seconds the motion.

5-0-0 vote.

Motion carries.

Item #6 – Dilapidated Structure Case #INV-BSB-INV21-2900000340
Owner: Padilla, Mariana

326 Ware Blvd.

326 Ware Blvd. is a residential single-family structure. Bexar County Appraisal District shows that Padilla, Mariana 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 1, 2, 8, 11, 12, and 15; for the accessory structure, sub-sections 7, 8, 11, 12, 15, and 17. All notices were issued as required with the first notice issued on November 3, 2022. Staff recommends repair for the main structure and demolition for the accessory structure.

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

5-0-0 vote.

Motion carries.

Item #7 – Dilapidated Structure Case #INV-BSB-INV21-2900000849
Owner: Rodriguez, Wayne

1318 San Casimiro

1318 San Casimiro is a residential single-family structure. Bexar County Appraisal District shows that Rodriguez, Wayne 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 1, 2, 8, 11, 12, 15, and 17; for the accessory structure, sub-sections 1, 2, 5, 8, 11, 12, 15, and 17. All notices were issued as required with the first notice issued on November 22, 2021. Staff recommends demolition.

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

5-0-0 vote.

Motion carries.

Item #8 – Dilapidated Structure Case #INV-BSB-INV22-2900000659
Owner: Campos, Mary Esther

4403 Eldridge Ave.

4403 Eldridge Ave. is a residential single-family structure. Bexar County Appraisal District shows that Campos, Mary Esther is the title owner. The owner was not present to provide testimony. SAPD Officer, Garret Maurice, provided testimony. Edgewood Independent School District Officer, Veronica Riffle, 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, 7, 8, 12, 15, 17, and 18; for the accessory structure, sub-sections 2, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on August 23, 2022. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Robert Tapia to demolish the main and accessory structure within 30 days. It is also ordered that the property be vacated and secured. It is further ordered that the utilities be disconnected. It is further ordered that the trash and debris be removed. Jesse Zuniga seconds the motion.

5-0-0 vote.

Motion carries.

Item #9 – Dilapidated Structure Case #INV-BSB-INV22-2900000888
Owner: Balcazar, Margarita

1015 Clark Ave.

1015 Clark Ave. is a residential single-family structure. Bexar County Appraisal District shows that Balcazar, Margarita is the title owner. The owner was not present to provide testimony. SAPD Officer, Joseph Swan, provided testimony. Concerned neighbors, Elma Rosa Espinoza and Roberto Loque, provided testimony. A public comment from the Denver Heights Neighborhood Association was read into the record. 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 2, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on November 9, 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. Jesse Zuniga seconds the motion.

5-0-0 vote.

Motion carries.

BSB Guidelines, Policies and Procedures
Administrative Items

No items to review.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:20 a.m.