

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL B  
Thursday, April 13, 2023**

The Building Standards Board Panel B convened in a regular meeting on Thursday, April 13, 2023, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Chairman Dewayne Nelson called the meeting to order at 9:09 a.m.

Board Members Present: Dewayne Nelson, Chair; Fred Andis, Vice Chair; Dr. Erlinda Lopez-Rodriguez, Celencia Hayes, 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 Representative: Janis Palma and Jean Ruffini

Executive Session at 10:55 a.m.

Reconvened at 11:00 a.m.

## **Approval of Minutes**

The minutes from the meeting of March 9, 2023, were approved by Fred Andis. Ms. Brown seconds the motion. The minutes were approved.

6-0-0 vote.

**Motion carries unanimously**

***Item #2 –Emergency Demolition # INV-DPE-INV23-2910000237  
Owner: Smalts, Horace G. & Edna M.***

***155 Ashland Dr.***

155 Ashland Dr., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #3 – SAPMC Case # INV-STE-23-2640004410, 7462 Timbercreek Dr.  
INV-STE-23-2640004411, INV-STI-23-2650004412, INV-STI-23-2650004414  
INV-STI-23-2650004416, INV-STI-23-2650004415, INV-STI-23-2650004418 and  
INV-STI-23-2650004419  
Owner: Furlong, Margaret W.***

7462 Timbercreek Dr. is a residential single-family structure. Bexar County Appraisal District shows that Furlong, Margaret W., is the title owner. The owner was not present to provide testimony. SAPD officer, Garret Maurice, was 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; 304.6 Exterior walls, and 304.13.2 Openable windows, 305.3 Interior surfaces, 309.1 Infestation, 504.1 General, 604.3 Electrical system hazards, 605.1 Installation, and 702.1 General. All notices were issued as required, with the first notice issued on February 14, 2023. Staff recommends, repair all exterior walls; vacate property until all repairs made, repair all windows to a condition where they are easily openable, Repair all interior surfaces to a good sanitary condition, Repair the structure to a condition clear of all infestation, repair all plumbing fixtures to a good condition, repair all electrical systems to a good condition, clear of hazards, ensure all electrical systems are properly installed and repair and maintain property to a condition where there is adequate clear egress in case of fire or panic.

The Board found the property to be in violation of Sections; 304.6, 304.13.2, 305.3, 309.1, 504.1, 604.3, 605.1, and 702.1. A motion was made by Fred Andis for Code Enforcement to reassess the property as a dangerous premise. It is further ordered; the property be vacated, due to unsafe electrical and egress issues. Jesse Zuniga seconds the motion  
6-0-0 vote.

**Motion carries**

***Item #4 – Dilapidated Structure # INV-BSB-INV20-2900000024***

***1630 Perez St.***

***Owner: Rodriguez, Thomas & Rodriguez, Timoteo & Rodriguez, Rosalio***

1630 Perez St. is a residential single-family structure. Bexar County Appraisal District shows that Rodriguez, Thomas & Rodriguez, Timoteo & Rodriguez, Rosalio, are the title owners. The owners were not present to provide testimony. Enrique Korrodi, 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, 11, 12, 15, and 17 and for the accessory structure, sub-sections 1, 2, 11, 12, 15, and 17. All notices were issued as required with the first notice issued on July 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 Celencia Hayes to demolish the main and accessory structures in 30 days. Jesse Zuniga seconds the motion.  
6-0-0 vote.

**Motion carries unanimously**

***Item #5 – Dilapidated Structure INV-BSB-INV22-29000000787***

***5000 W. Military Dr. 1***

***Owner: Garcia, Henry B. & Rosie R.***

5000 W. Military Dr. 1 is a commercial structure. Bexar County Appraisal District shows that Garcia, Henry B. & Rosie R. are the title owners. The owner Rosie R. Garcia; son, Henry Garcia Jr.; and SAPD officer; Brandon Guillen were present and 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, and 15 and for the accessory structure mobile home #1 sub-sections; 2, 7, 8, 11, 12, 15, 17 and 18; for accessory structure mobile home #2 sub-sections; 2, 7, 8, 12, 15, 17 and 18; for accessory structure mobile home #3; 2, 7, 8, 12, 15, 17, and 18; for accessory structure RV #1 sub-sections; 2, 7, 8, 11, 12, 15, 17, and 18; for accessory structure RV#2 sub-sections; 2, 5, 7, 8, 11, 12, 15, 17, and 18; for accessory structure RV#3 sub-sections; 2, 5, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on October 10, 2022. Staff recommends repair for the main structure and demolition to all accessory structures.

The Board found the property to be a public nuisance. A motion was made by Celencia Hayes to demolish the main and accessory structures in 30 days. It is also ordered the property be secured, vacated, and all utilities be disconnected. Jesse Zuniga seconds the motion.

6-0-0 vote.

**Motion carries**

***Item #6 – Dilapidated Structure # INV-BSB-INV22-2900000068***

***419 Cass Ave.***

***Owner: Cervantes, Adolpho Est of***

419 Cass Ave. is a residential single-family structure. Bexar County Appraisal District shows that Cervantes, Adolpho Est of. is the title owner. The heirs, Eloy T. Cervantes, Maria Celinda Cavazos, Adolph T. Cervantes, Felicitas C. Ortiz; the potential buyer; Cristina Allen, and SAPD officer, David McCall were present and provided 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 2, 5, 7, 8, 11, 12, and 15, and for the accessory structure #1 sub-sections; 2, 5, 7, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on August 10, 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 Ms. Brown to demolish the main and accessory structures in 30 days. Jesse Zuniga seconds the motion.

6-0-0

**Motion carries unanimously**

***Item #7 – Dilapidated Structure # INV-BSB-INV22-2900000079***

***1810 Brunswick Blvd.***

***Owner: Reyna, Angel***

1810 Brunswick Blvd. is a residential single-family structure. Bexar County Appraisal District shows that Reyna, Angel is the title owner. The owner, Angel Reyna; the potential buyer; Santiago M. Hernandez were present and provided 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, 5, 7, 8, 11, 12, and 15, and for the accessory structure #1, sub-sections; 2, 5, 7, 8, 11, 12, and 15, for accessory structure #1 sub-sections; 2, 5, 7, 8, 11, 12, and 15, for accessory structure #2 sub-sections; 5, 7, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on February 7, 2023. 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 in 30 days. Jesse Zuniga seconds the motion.

1-4-0 (Nay: Dewayne Nelson, Fred Andis, Celencia Hayes, and Dr. Erlinda Lopez-Rodriguez) (No Vote: Jesse Zuniga)

**Motion fails**

The Board found the property to be a public nuisance. A motion was made by Fred Andis to repair the main structure within 6 months and demolish the accessory structures in 30 days. It is further ordered Code Enforcement will reinspect the property every 30 days. Dr. Erlinda Lopez-Rodriguez seconds the motion.

5-1-0 (Nay: Ms. Brown)

**Motion carries**

### ***BSB Guidelines, Policies and Procedures***

#### ***Administrative Items***

No items to review

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

**Meeting Adjourned at 12:25 p.m.**