

BUILDING STANDARDS BOARD MINUTES

**PANEL A
Thursday, April 6, 2023**

The Building Standards Board Panel A convened in a regular meeting on Thursday, April 6, 2023.

Chairman Ms. Brown called the meeting to order at 9:38 a.m.

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

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 I, 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 Jean Ruffini

Approval of Minutes

The minutes from the meeting of March 2, 2023 were approved by Robert Tapia. Shirish Gupte seconded the motion. The minutes were approved.
4-0-0 vote.

***Item #2 – Hold Harmless Agreement #INV-BSB-INV23-2900000239 727 Morningview St.
Owner: Bexar County***

727 Morningview St., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #3 – Emergency Demolition #INV-DPE-INV23-2910000260 1011 W. Summit
Owner: Marsch, Alfred J. & Gail N.***

1011 W. Summit, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #4 – Emergency Demolition #INV-DPE-INV23-2910000163 5407 Gwenda Lea St.
Owner: Ruiz, Angel Flores***

5407 Gwenda Lea St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #5 – Emergency Demolition #INV-DPE-INV23-2910000173 519 W. Highland Blvd.
Owner: Clamp, Betty***

519 W. Highland Blvd., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #6 – Emergency Demolition #INV-DPE-INV23-2910000255 829 Kayton Ave.
Owner: Solis, Benito S. & Julia S.***

829 Kayton Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #7 – Emergency Demolition #INV-DPE-INV23-2910000256 2101 Monterey St.
Owner: Gamboa, Armando P. Sr.***

2101 Monterey St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #8 – Emergency Demolition #INV-DPE-INV23-2910000259 4026 Briarcrest St.
Owner: Nicholosi, John A. & Patricia J.***

4026 Briarcrest St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #9 – SAPMC Case #INV-STE-22-2640035764; 615 Green Valley Rd.
INV-STE-22-2640035766; INV-STE-22-2640035765; INV-STI-22-2650035767;
INV-STI-22-2650035768; INV-STI-22-2650035769; INV-STI-22-2650035772
INV-STI-22-2650035773; INV-STI-22-2650035774; INV-STI-22-2650035776
Owner: Davis, Bobby Joe & Davis, Betty***

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

***Item #10 – Dilapidated Structure Case #INV-BSB-INV20-2900000128 126 Carter
Owner: Parades, Trinidad M. L/E Gonzalez, Hector***

126 Carter is a residential single-family structure. Bexar County Appraisal District shows that Parades, Trinidad M. L/E Gonzalez, Hector are the title owners. The owner, Hector Gonzales, provide testimony. Trinidad Paredes signed up to speak but did not provide testimony. Elisa Valdez, 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, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on January 14, 2021. 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. It is also ordered that the property be 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.

4-0-0 vote.

Motion carries.

***Item #11 – Dilapidated Structure Case #INV-BSB-INV22-2900000151
Owner: Rivera, Edward***

1166 Fitch St.

1166 Fitch St. is a residential single-family structure. Bexar County Appraisal District shows that Rivera, Edward is the title owner. The owner was not present to provide testimony. The owner's representative, Armando Rivera, 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. All notices were issued as required with the first notice issued on March 4, 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 structure within 30 days. It is also ordered that the property be 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.

4-0-0 vote.

Motion carries.

***Item #12 – Dilapidated Structure Case #INV-BSB-INV21-2900000686
Owner: Martinez, Robert L. & Consuelo G.***

123 Nancy

123 Nancy is a residential single-family structure. Bexar County Appraisal District shows that Martinez, Robert L. & Consuelo G. are the title owners. The owner was not present to provide testimony. The owner's daughter, Yvonne Long, 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, 12, and 15; for the accessory structure #1, sub-sections 5, 7, 8, 11, 12, and 15; for the accessory structure #2, sub-sections 5, 7, 8, 12, and 15. All notices were issued as required with the first notice issued on November 18, 2019. Staff recommends repair for the main structure and demolition for the accessory structures.

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

3-1-0 vote. (Nay: Ms. Brown)

Motion carries.

***Item #13 – Dilapidated Structure Case #INV-BSB-INV22-2900000166
Owner: Torralva, Guadalupe***

930 W. Russell Pl.

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

BSB Guidelines, Policies and Procedures
Administrative Items

Eric Burns, legal representation, requested that the board continue obtaining as much information as to why the owners are requesting additional time to make the repairs to the property. Stated that he does not want the board to delay the case because the owner is requesting the additional time to sell the property. If there is a property that is a dilapidated structure and can pose a danger, the board needs to take action.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:34 a.m.