

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, May 11, 2023**

The Building Standards Board Panel B convened in a regular meeting on Thursday, May 11, 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 9:07 a.m.

Board Members Present: Dewayne Nelson, Chair; Fred Andis, Vice Chair; Dr. Erlinda Lopez-Rodriguez, Kayla Miranda, Ms. Brown (Panel A Board Member), Jesse Zuniga (Panel A Board Member) and Robert Tapia (Panel A Board Member).

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: Felix Ramirez

Sepro-Tec Representative: Jean Ruffini and Janis Palma

Approval of Minutes

The minutes from the meeting of April 13, 2023, were approved by Fred Andis. Jesse Zuniga seconds the motion. The minutes were approved.

7-0-0 vote.

Motion carries unanimously.

***Item #2 – SAPMC Case #INV-STE-22-2640035726, 2103 Steves Ave.
INV-STE-22-2640035727, INV-STI-22-2650035673, INV-STI-22-2650035679,
INV-STI-22-2650035684, INV-STI-22-2650035686, INV-STI-22-2650035688,
INV-STI-22-2650035731, INV-STI-22-2650035732, INV-STI-22-2650035737,
INV-STI-22-2650035738, INV-STI-22-2650035741
Owner: Jones, Michelle L.***

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

***Item #3 – SAPMC Case #INV-STE-22-2640027239
Owner: Brockway, Michael B.***

5746 Spring Moon St.

5746 Spring Moon St. is a residential single-family structure. Bexar County Appraisal District shows that Brockway, Michael B., is the title owner. The owner and his wife, Terece M. Brockway, were present and provided testimony. John Kelly, 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 Section; 304.9 Overhang extensions. All notices were issued as required, with the first notice issued on August 26, 2022. Staff recommends, repair or remove the overhang extension to alleviate the hazardous condition.

The Board found the property to be in violation of section; 304.9. A motion was made by Kayla Miranda for a 30-day repair. It is further ordered that all permits required for repairs. Jesse Zuniga seconds the motion.

7-0-0 vote.

Motion carries unanimously.

***Item #4 – Dilapidated Structure Case #INV-BSB-INV22-2900000821
Owner: Pruneda, Adolph***

1406 Lee Hall

1406 Lee Hall is a commercial structure. Bexar County Appraisal District shows that Pruneda, Adolph is the title owner. The owner Adolph Pruneda and SAPD officer; Juan Hernandez 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, 4, 7, 8, 11, 12, 15, 17 and 18. All notices were issued as required with the first notice issued on December 15, 2022. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Ms. Brown to demolish the main structure in 30 days. It is also ordered the property be secured, vacated, and all utilities be disconnected. Robert Tapia seconds the motion.

7-0-0 vote.

Motion carries

***Item #5 – Dilapidated Structure Case #INV-BSB-INV22-2900000828 5051 W. Interstate 10
Owner: Pruneda, Adolph***

5051 W. Interstate 10 is a commercial structure. Bexar County Appraisal District shows that Pruneda, Adolph is the title owner. The owner Adolph Pruneda and SAPD officer; Juan Hernandez 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 2, 4, 7, 8, 11, 12, 15, 17 and 18. All notices were issued as required with the first notice issued on December 15, 2022. Staff recommends demolition for the main structure.

The Board found the property to be a public nuisance. A motion was made by Ms. Brown to demolish the main structure in 30 days. It is also ordered the property be secured, remain vacant, and all utilities be disconnected. Fred Andis seconds the motion.

7-0-0 vote.

Motion carries

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

No items to review.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:05 a.m.