

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL A  
Thursday, May 4, 2023**

The Building Standards Board Panel A convened in a regular meeting on Thursday, May 4, 2023.

Chairman Ms. Brown called the meeting to order at 9:14 a.m.

Board Members Present: Ms. Brown, Chair; Jesse Zuniga; Ann Winer; David Garza, Fred Andis (Panel B 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 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: Laura House and Janis Palma

## **Approval of Minutes**

The minutes from the meeting of April 6, 2023 were approved by Jesse Zuniga. David Garza seconded the motion. The minutes were approved.  
5-0-0 vote.

***Item #2 – Hold Harmless Agreement #INV-BSB-INV22-2900000703 708 S. San Augustine Ave.  
Owner: Diaz, Ventura***

708 S. San Augustine Ave., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #3 – Emergency Demolition #INV-DPE-INV23-2910000030      6445 US Highway 87 E.  
Owner: Olveda, Margie      Lot 52 (mobile home)***

6445 US Highway 87 E. – Lot 52, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #4 – Emergency Demolition #INV-DPE-INV23-2910000053      5713 Evers Rd. (sign)  
Owner: Singh, Simrit***

5713 Evers Rd., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #5 – Emergency Demolition #INV-DPE-INV23-2910000051**  
**Owner: Dolores Spanish Pecan LLC.**

**6840 Pecan Valley Dr.**  
**Building #31**

6840 Pecan Valley Dr. – Building #31, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #6 – Summary Abatement Appeal #INV-LOT-22-2580056812**  
**Owner: Flores, Gerald M.**

**103 Forrest Ave. 1**

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

**Item #7 – SAPMC Case #INV-MTE-23-2700003904**  
**Owner: Pecan Southcross LLC. Attn: Val Trif**

**4422 Pecan Valley Dr.**

4422 Pecan Valley Dr. is a commercial structure. Bexar County Appraisal District shows that Pecan Southcross LLC. Attn: Val Trif is the title owner. The owner was present but did not sign up to speak. The owner's attorney, David Dilley 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 302.3 Sidewalks, driveways and retaining walls, 304.4 Structural members, 304.6 Exterior walls, 304.10 Stairways, decks, porches and balconies. All notices were issued as required with the first notice issued on February 9, 2023. Staff recommends repairing all deficiencies on sidewalks and driveways/parking lots, repairing all deteriorated/compromised structural members and foundation, repairing all deficiencies on exterior walls, and repairing all deficiencies on decks, porches and balconies.

The Board found the property to be in violation of Sections 302.3, 304.4, 304.6, and 304.10. A motion was made by Fred Andis to obtain all required permits and repair within 30 days. It is also ordered that a non-compliance fine of \$500.00 be assessed per violation/per day. It is further ordered that progress reports are to be provided to the Code Enforcement Officer every 10 days. David Garza seconds the motion.

5-0-0 vote.

**Motion carries**

**Item #8 – SAPMC Case #INV-MTE-23-2700003907**  
**Owner: Pecan Southcross LLC. Attn: Val Trif**

**4502 Pecan Valley Dr.**

4502 Pecan Valley Dr. is a commercial structure. Bexar County Appraisal District shows that Pecan Southcross LLC. Attn: Val Trif is the title owner. The owner was present but did not sign up to speak. The owner's attorney, David Dilley 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 302.3 Sidewalks, driveways and retaining walls, 304.6 Exterior walls, 304.13 Window, skylight and door frames, 304.15 Doors, and 604.3 Electrical system hazards. All notices were issued as required with the first notice issued on February 9, 2023. Staff recommends repairing all sidewalks and driveways, repairing all exterior walls, repairing all deteriorated door and window frames, repairing all damaged and deteriorated exterior doors, and repairing all electrical hazards.

The Board found the property to be in violation of Sections 302.3, 304.6, 304.13, 304.15, and 604.3. A motion was made by Fred Andis to obtain all required permits and repair within 30 days. It is also ordered that a non-compliance fine of \$500.00 be assessed per violation/per day. It is further ordered that progress reports are to be provided to the Code Enforcement Officer every 10 days. David Garza seconds the motion.

4-1-0 vote. (Nay: Jesse Zuniga)

**Motion carries**

***Item #9 – SAPMC Case # INV-MTE-23-2700003908***

***4610 Pecan Valley Dr.***

***Owner: Pecan Southcross LLC. Attn: Val Trif***

4610 Pecan Valley Dr. is a commercial structure. Bexar County Appraisal District shows that Pecan Southcross LLC. Attn: Val Trif is the title owner. The owner was present but did not sign up to speak. The owner's attorney, David Dilley 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 302.3 Sidewalks, driveways and retaining walls, 304.7 Roof and drainage, 304.10 Stairways, decks, porches and balconies, 304.13 Window, skylight and door frames, 304.15 Doors, 604.3 Electrical system hazards. All notices were issued as required with the first notice issued on February 9, 2023. Staff recommends repairing all sidewalks and driveways, repairing all deficiencies on roof, overhangs and gutters, repairing all deficiencies on decks, porches and balconies, repairing all deteriorated door and window frames, repairing all damaged and deteriorated exterior doors, repairing all electrical hazards.

The Board found the property to be in violation of Sections 302.3, 304.7, 304.10, 304.13, 304.15, and 604.3. A motion was made by Fred Andis to repair within 30 days. It is also ordered that a non-compliance fine of \$1,000.00 be assessed per violation/per day. It is further ordered that progress reports are to be provided to the Code Enforcement Officer every 10 days. David Garza seconds the motion.

5-0-0 vote.

**Motion carries**

***Item #10 – Dilapidated Structure Case # INV-BSB-INV22-2900000337***

***327 Dolores Ave.***

***Owner: Garcia, Daniel & Frances***

327 Dolores Ave. is a residential single-family structure. Bexar County Appraisal District shows that Garcia, Daniel & Frances are the title owners. The owner, Frances Garcia, 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, 4, 5, 7, 8, 12, 15, 16, and 18. All notices were issued as required with the first notice issued on May 11, 2022. Staff recommends demolition.

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. 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***

Ms. Brown, Chair, asked when the staff updates are going to be presented.

Esther Ortiz, Development Services Specialist I, stated that the staff updates will be presented on June 1<sup>st</sup> and June 8<sup>th</sup>.

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

**Meeting Adjourned at 11:44 a.m.**