

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, September 9, 2021**

The Building Standards Board Panel B convened in a virtual meeting on Thursday, September 9, 2021.

Chairman Ms. Brown called the meeting to order at 9:09 a.m.

Board Members Present: Ms. Brown, Chair; Fred Andis; Celencia Guillory; Dewayne Nelson (Panel A Board Member); 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

Legal Representation: Eric Burns and Savita Rai

Sepro-Tec Representatives: Martza Carmiol and Jean Ruffini

Executive Session at 10:46 a.m.
Reconvened at 11:00 a.m.

Approval of Minutes

The minutes from the meeting of August 12, 2021 were approved by Fred Andis. Dewayne Nelson seconded the motion. The minutes were approved.
5-0-0 vote.

Selection of Panel B Vice Chair

A motion was made by Fred Andis to nominate Fred Andis as the Building Standards Board Panel B Vice Chair.

Fred Andis is elected Building Standard Board Panel B Vice Chair by unanimous consent.

Emergency Demolition #INV-DPE-INV21-2910000412 ***235 Humboldt***
Owner: Castro, Jaime Alberto Rodriguez & Menjivar Elia E. Rivera

235 Humboldt, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Emergency Demolition #INV-DPE-INV21-2910000411 ***615 Frank St.***
Owner: Monolith Limited Partners LP.

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

Emergency Demolition #INV-DPE-INV21-2910000418
Owner: Aguilar, Frank & Lydia

12430 La Lira St.

12430 La Lira St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #1 – SAPMC Case #27018830, 27018832, 27018833 ***8722 Cinnamon Creek***
27018836, 27018837, 27018842, 27018848, 27018852, 27018855, 27018856, 27118859,
27118860, 27118861, 27118862, 27118863, 27118864, 27118594, 27118866
Owner: 1901 Equity De LLC.

8722 Cinnamon Creek is a commercial structure. Bexar County Appraisal District shows that 1901 Equity De LLC. is the title owner. The owner was not present to provide testimony. The director of operations, Roberto Bernal, 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 Section 302.7.1 Fences, 304.2 Protective treatment, 304.4 Structural members, 304.6 Exterior walls, 304.9 Overhang extensions, 304.10 Stairways, decks, porches and balconies, 304.12 Handrails and guards, 304.13 Window, skylight and door frames, 304.13.1 Glazing, 304.15 Doors, 305.3 Interior surfaces, 305.4 Stairs and walking surfaces, 305.5 Handrails and guards, 309.1 Infestation, 504.1 General, 504.3 Plumbing system hazards, 603.1 Mechanical appliances, 604.3 Electrical system hazards. All notices were issued as required with the first notice issued on July 16, 2021 for Section 302.7.1, 304.2, 304.4, 304.9, 304.10, 304.12, 304.13, 304.13.1, 304.15, 305.3, 305.4, 305.5, 309.1, 504.1, 504.3, 603.1, 604.3. and on July 17, 2021 for section 304.6. Staff recommends repairing or removing all instances of deteriorated or falling fences, repairing exterior of property to a condition with adequate protective treatment, repairing all structural members that are deteriorated or in otherwise not good condition, repairing all damages to the exterior walls of property, repairing all overhang extensions on property, repairing all stairways, porches and balconies on property, repairing all handrails and guards on property, repairing all door and window frames on property, repairing all damaged and broken glazing, repairing all exterior doors, repairing all interior surface, repairing all stairs and walking surfaces on the interior of the structure, repairing all handrails and guards on property, clearing premise of all infestations, repairing all plumbing fixtures and leaks on property, repairing or removing all instances of plumbing system hazards on the property, repairing all mechanical appliances on the property, and repairing or removing all instances of electrical hazards on the property.

The Board found the property to be in violation of Section 304.15, 309.1, 504.1, 504.3, 604.3. A motion was made by Celencia Guillory to obtain all required permits and repair within 30 days. The Board found the property to be in violation of Section 302.7.1, 304.2, 304.4, 304.9, 304.10, 304.12, 304.13, 304.13.1, 305.3, 305.4, 305.5, 603.1. A motion was made by Celencia Guillory to obtain all required permits and repair within 60 days. Dewayne Nelson seconds the motion. 5-0-0 vote.

Motion carries

The Board found the property to be in violation of Section 304.6. A motion was made by Celencia Guillory to obtain all required permits and repair within 30 days. Dewayne Nelson seconds the motion.

5-0-0 vote.

Motion carries

Item #2 – Dilapidated Structure Case #23371571

222 Kirk Pl.

Owner: Faz, Flavio & Guadalupe C.

222 Kirk Pl. is a residential single-family structure. Bexar County Appraisal District shows that Faz, Flavio & Guadalupe C. are the title owners. The owners were not present to provide 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-section 1, 2, 5, 7, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on December 12, 2019. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Celencia Guillory to demolish the main structure within 30 days. Dewayne Nelson seconds the motion.

5-0-0 vote.

Motion carries

Item #3 – Dilapidated Structure Case #23476746

902 San Eduardo S.

Owner: 902 S. San Eduardo Land Trust

902 San Eduardo S. is a residential single-family structure. Bexar County Appraisal District shows that 902 S. San Eduardo Land Trust is the title owner. The owner was not present to provide testimony. The owner's Attorney, Hector Cortes, and owner's realtor, Alicia Castleman provided testimony. Potential buyer, Rolando Manzur, provided testimony via Spanish translators, Martza Carmiol and Jean Ruffini, with Sepro-Tec Multilingual Services. SAPD Officer, Johnny Perez, 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-section 7, 8, 11, 12 15, 17, and 18. All notices were issued as required with the first notice issued on July 30, 2020. Staff recommends demolition.

A motion was made by Dewayne Nelson to reset the case for the next available meeting. Fred Andis seconds the motion.

4-1-0 vote. (Nay: Celencia Guillory)

Motion carries

Item #4 – Dilapidated Structure Case #29000233

506 Craigmont Ln.

Owner: Ocada, Antonio Salazar III

506 Craigmont Ln. is a residential single-family structure. Bexar County Appraisal District shows that Ocada, Antonio Salazar III is the title owner. The owner, Antonio Ocada and the owner's brother-in-law, Jose E Martinez, provided testimony. SAPD Officers, David McCall and Ejinio

Flores, provided testimony. Ramiro Guerra, 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-section 2, 5, 8, 11, 12, 15, and 17; for the accessory structure, sub-section 2, 5, 7, 8, 11, 12, 15, and 18. All notices were issued as required with the first notice issued on June 10, 2021. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Robert Tapia to immediately vacate and demolish the main and accessory structure within 30 days. It is also ordered that the property be secured. It is further ordered that the demolition be prioritize after the 30 days. Dewayne Nelson seconds the motion.

5-0-0 vote.

Motion carries

BSB Guidelines, Policies and Procedures

Administrative Items

Judy Croom, Sr. Administrative Assistant, confirmed the Board's attendance by notating that Ms. Brown, Celencia Guillory, and Dewayne Nelson attended in-person, and Robert Tapia and Fred Andis attended via videoconference. The Presiding Chair was Ms. Brown.

The board is adjourned by unanimous consent.

Meeting Adjourned at 12:23 p.m.