



CITY OF SAN ANTONIO

Development Services Department
Code Enforcement Section
P.O. Box 839966
San Antonio, Texas 78283-3966

Date: January 6, 2017

Notice: 22749578, 22749655, 22749497, 22749498,
22749496, 22749576, 22749577

Supervisor Contact Number: John Kelly (210) 416-5839

Crecencio Huizar Rev/Trust
1951 McCauley Ave
San Antonio, TX 78224

RE: 513 Gulf St, San Antonio, TX 78203

NOTICE OF PUBLIC HEARING *Notificación para audiencia pública* BUILDING STANDARDS BOARD

As the owner, lienholder, mortgagee of record, or person responsible for the above property, you are hereby notified that pursuant to Article VIII, Chapter 6 of the City Code of San Antonio, Texas, a public hearing will be held before the City of San Antonio Building Standards Board (BSB) on **January 19, 2017** at 9:00 a.m. at the Cliff Morton Development and Business Services Center, One Stop Building, located at 1901 S. Alamo St.

An investigation by the Code Enforcement Section has found the referenced property to be in violation of the San Antonio Property Maintenance Code (SAPMC). The specific violations observed are listed below:

Sub-Section	Section Description	Violation Detail
304.13.2 Openable windows	Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.	Several windows in the structure were in poor repair and did not open
304.14 Insect screens	Every door, window and other outside opening required for ventilation of habitable spaces, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have a self-closing device in good working condition.	Windows of the structure did not have insect screen
305.3 Interior surfaces	All interior surfaces, including windows and doors, shall be maintained in good repair, clean and sanitary condition. Loose plaster, decayed wood and other defective surface conditions shall be corrected	Observed holes and cracks in both the ceiling and walls
305.4 Stairs and walking surfaces	Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.	Areas in the walking surface that were not in good repair

Language interpreters are available at the meeting. For more information call (210) 207- 5422.

This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7268 or 711 (Texas Relay Service for the Deaf).


Interpretes estarán disponibles en la reunión. Para mayor información, favor de llamar (210) 207-5422. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho (48) horas de anticipación al la reunión. Para asistencia llamar (210) 207-7268) o al 711 (servicio de transmitir para sordos).

504.1 General	All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.	Bathtub was not properly installed and is separating from the wall and sinking into the floor
506.2 Maintenance	Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.	Plumbing fixture (pipe) not connected or capped in the bathroom
604.3 Electrical system hazards	Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Several electrical system hazards throughout the property

Notice of the violation and a correction order was provided to the person responsible. The Code Enforcement Section has initiated a hearing before the BSB. The purpose of this hearing is to determine whether the above property has been in violation of the SAPMC. If at the conclusion of the hearing the BSB finds that a violation existed, it may order action to be taken to abate the violation, assess a civil penalty up to \$1,000 per day, or both.

You or a designated representative may present testimony and evidence on your behalf at the hearing for the BSB's consideration. The Code Enforcement Section will present evidence regarding the condition of the property and will recommend actions to abate any violations found by the BSB. For more information, please contact the Building Standards Board Liaison at (210) 207-5422.

Sincerely,


Amanda M. Almanza
Building Standards Board Liaison
Development Services Department
Code Enforcement Section

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