

BUILDING STANDARDS BOARD MINUTES

**PANEL B
Thursday, February 13, 2025**

The Building Standards Board Panel B convened in a regular meeting on Thursday, February 13, 2025, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Panel B Chairman, Dewayne Nelson, called the meeting to order at 9:04 a.m.

Board Members Present: Dewayne Nelson, Chair; Fred Andis, (Panel A Chair); Thomas Franks; Courtney Rosen, Dr. Erlinda Lopez-Rodriguez, Kayla Miranda, George Grimes Jr., and Joel Solis.

Staff Support: Amin Tohmaz, Deputy Director, Development Services Department; Alice Guajardo, Development Services Manager, Code Enforcement Section; Judy Croom, Sr. Administrative Assistant, Development Services Department, Code Enforcement Section; Jennifer Martinez, Administrative Assistant II, Development Services Department, Code Enforcement Section; and Esther Ortiz, Development Services Specialist I, Development Services Department, Code Enforcement Section.

Legal Representation: Eric Burns and Lucinda Orozco

Worldwide Languages Representatives: Ivette Velasco and Justa Garcia-Higby

Office of Historic Preservation – Deconstruction Program Presentation

Stephanie Phillips, with the Office of Historic Preservation, provided an overview on San Antonio's Deconstruction Ordinance.

Approval of Minutes

Item #1 – The minutes from the meeting of January 23, 2025, were approved by Fred Andis. Kayla Miranda seconded the motion. The minutes were approved.
8-0-0 vote.

Public Comments

No citizens signed up to speak.

Item #2 – Emergency Demolition # INV-DPE-INV25-2910000038
Owner: Marcos Soulfire LLC

207 Cresthill Rd.

207 Cresthill Rd. Emergency Demolition was read into the record. Alice Guajardo, Development Services Manager, presented to the board.

Item #3 – Emergency Demolition # INV-DPE-INV25-2910000028
Owner: Robert Gonzalez

514 Schley Ave.

514 Schley Ave. Emergency Demolition was read into the record. Alice Guajardo, Development Services Manager, presented to the board.

Item #4 – Emergency Demolition # INV-DPE-INV25-2910000040
Owner: Jonathan Ross Gonzales

215 Dorsey St.

215 Dorsey St., Emergency Demolition was read into the record. Alice Guajardo, Development Services Manager, presented to the board.

Item #5 –Dilapidated Structure Case # INV-BSB-INV24-2900000110
Owner: Titanium Home Buyers

738 Sewanee St.

738 Sewanee St. is a residential single-family structure. Bexar County Appraisal District shows that Titanium Home Buyers is the title owner. The owner was not present to provide testimony. Ryan Garza, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections; 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on September 23, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by George Grimes Jr. to demolish the main structure within 30 days. It is further ordered the property be vacated, secured and utilities disconnected. Dr. Erlinda Lopez-Rodriguez seconds the motion.

8-0-0 vote

Motion carries unanimously.

No public comments were read for this item.

Item #6 – Dilapidated Structure Case # INV-BSB-INV23-2900000489
Owner: Sidney Epstein

127 Inez Ave.

127 Inez Ave. is a residential single-family structure. Bexar County Appraisal District shows that Sidney Epstein is the title owner. The owner's representative, Attorney, Steven Gross and SAPD officer, Anthony Pena, were present to provide testimony. Khrystal Towne, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that the property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for main structure, sub-sections; 2, 8, 12, and 15, and for accessory structure #1, sub-sections; 1, 2, 8, 11, 12, and 15. All notices were issued as required with the first notice issued on August 13, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Courtney Rosen to demolish the main and accessory structures within 30 days. It is further ordered the property be vacated, secured, and utilities disconnected. Dr. Erlinda Lopez-Rodriguez seconds the motion.

8-0-0 vote

Motion carries.

No public comments were read for this item.

Item #7 –Dilapidated Structure Case # INV-BSB-INV24-2900000328

1214 Aaron St.

Owner: Eddie McDonald

1214 Aaron St. is a residential single-family structure. Bexar County Appraisal District shows that Eddie McDonald is the title owner. The owner was not present to provide testimony. Sergio Quintanilla, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections; 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on August 20, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Kayla Miranda to demolish the main structure within 30 days. Courtney Rosen seconds the motion.

8-0-0 vote

Motion carries unanimously.

No public comments were read for this item.

Item #8 –Dilapidated Structure Case # INV-BSB-INV24-2900000455

8503 Lake Vista

Owner: San Antonio 101 TX LLC

(reset)

8503 Lake Vista is a commercial structure. Bexar County Appraisal District shows that San Antonio 101 TX LLC is the title owner. The owner was not present to provide testimony. Previous partial owner, Alejandro Bautista, was present to provide testimony. Previous partial owner, Ken Martin, signed up to speak, but did not provide testimony. Stephanie Sanchez, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for main structure building #1, sub-sections; 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18, for main structure building #2, sub-sections; 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18, for main structure building #3(foundation) sub-sections 2, 11, 12, 15, 17, and 18, for main structure building #4, sub-sections; 1, 2, 5, 7, 8, 11, 12, 15, 17 and 18, for main structure building #5 (foundation) sub-sections; 2, 11, 12, 15, 17, and 18, for main structure building #6 (foundation) sub-sections; 2, 11, 12, 15, 17, and 18, for main structure building #7 (foundation) sub-sections; 2, 11, 12, 15, 17, and 18, for main structure building #8 sub-sections; 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18, for main structure building #9 sub-

sections; 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18, and for main structure office building #10 sub-sections; 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on May 20, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Thomas Franks to demolish main structure buildings; #1, #2, #4, #8, #9, and #10 within 30 days. It is further ordered foundations #6 and #7 be removed and the ground filled. Foundations #3 and #5 will stay in place as is. It is also ordered the property be cleaned and cut and fencing security maintained. Courtney Rosen seconds the motion.

8-0-0 vote

Motion carries

No public comments were read for this item.

Item #9 –Dilapidated Structure Case # INV-BSB-INV24-2900000457
Owners: Est of Julio Sanchez and Leonarda Sanchez

5647 Mayo Dr.
(reset)

5647 Mayo Dr. is a residential single-family structure. Bexar County Appraisal District shows that Est of Julio Sanchez and Leonarda Sanchez are the title owners. The owners were not present to provide testimony. The owner's son, Julio Sanchez Jr., and the owner's nephew, Martin Salas, were present and provided testimony. Jaime Jasso, Dangerous Premises Officer, with the City of San Antonio Code Enforcement Section found that property is a public nuisance per City Code Chapter 6, Article VIII, Section 6-157, meeting the nuisance definitions of a dangerous building found in City Code Chapter 6, Article VIII, Section 6-156, for the main structure, sub-sections 1, 2, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on May 20, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Joel Solis to demolish the main structure within 30 days. It is further ordered the property be vacated, secured and utilities disconnected. Fred Andis seconds the motion.

4-4-0 tied vote. (Nay: Thomas Franks, Kayla Miranda, Courtney Rosen, Dr. Erlinda Lopez-Rodriguez)

Motion fails.

The Board found the property to be a public nuisance. A motion was made by Kayla Miranda to repair the main structure within 90 days. It is further ordered the property secured. Thomas Franks seconds the motion.

6-2-0 vote. (Nay: Joel Solis and Fred Andis)

Motion carries.

No public comments were read for this item.

BSB Guidelines, Policies and Procedures
Administrative Items

Judy Croom, BSB Liaison, reminded the board members that the annual FDR requirement has been sent out and is due by April 1st.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:53 a.m.