

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL A  
Thursday, February 6, 2025**

The Building Standards Board Panel A convened in a regular meeting on Thursday, February 6, 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 9:06 a.m.

Board Members Present: Dewayne Nelson, Chair (Panel B Board Member); Robert Tapia; Dora Solis; Robert Benke; Ann Winer; Rollette Schreckenghost

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 and Lucinda Orosco

Worldwide Languages Representatives: Alma Kron and Gabriela Tolentino

## **Selection of Panel A Vice Chair**

A motion was made by Robert Tapia to nominate Robert Benke as the Building Standards Board Panel A Vice Chair. Robert Tapia seconded the motion.

A motion was made by Ann Winer to nominate Robert Tapia as the Building Standards Board Panel A Vice Chair. Robert Tapia seconded the motion.

<b>Roll Call</b>		
<b>Board Members</b>	<b>Robert Benke</b>	<b>Robert Tapia</b>
Robert Tapia	✓	
Ann Winer		✓
Robert Benke	✓	
Dora Solis		✓
Rollette Schreckenghost		✓
Dewayne Nelson		✓
	<b>2</b>	<b>4</b>

Robert Tapia accepts the nomination as the Building Standards Board Panel A Vice Chair.  
4-2-0 vote.

## **Office of Historic Preservation – Deconstruction Program Presentation**

Jessica Anderson and 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 November 7, 2024 were approved by Ann Winer. Robert Tapia seconded the motion. The minutes were approved.  
6-0-0 vote.

### **Public Comments**

No citizens signed up to speak.

**Item #2 – Emergency Demolition #INV-DPE-INV25-2910000013**                      **9710 Hidden Rock**  
**Owner: Rodriguez, Christian I. & Adrianna P.**

9710 Hidden Rock, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #3 – Emergency Demolition #INV-DPE-INV25-2910000014**                      **9714 Hidden Rock**  
**Owner: Muraya, Gakunga**

9714 Hidden Rock, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #4 – Emergency Demolition #INV-DPE-INV25-2910000026**                      **5642 Seacomber Pl.**  
**Owner: Shaw, Sharon R.**

5642 Seacomber Pl., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #5 – Emergency Demolition #INV-DPE-INV25-2910000027**                      **136 University Ave.**  
**Owner: Reyna, Esquino & Rose M.**

136 University Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #6 – Dilapidated Structure Case #INV-BSB-INV22-29000000975**                      **2310 Hicks Ave.**  
**Owner: Aleman, Magdalene Narvaiz**                      **(accessory structure)**

2310 Hicks Ave. is an accessory structure. Bexar County Appraisal District shows that Aleman, Magdalene Narvaiz is the title owner. The owner was not present to provide testimony. There were no public comments submitted. Elisa Valdez for Ryan Garza, 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 the accessory 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 December 14, 2022. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Robert Benke to demolish the accessory structure within 30 days. It is also ordered that the property be free of trash and debris. Ann Winer seconds the motion.

6-0-0 vote.

**Motion carries.**

***Item #7 – Dilapidated Structure Case #INV-BSB-INV24-2900000043***  
***Owner: Hernandez, Petra C.***

***110 Lorita Dr.***

110 Lorita Dr. is a residential single-family structure. Bexar County Appraisal District shows that Hernandez, Petra C. is the title owner. The owner was not present to provide testimony. SAPD Officer, Richard Summerville, provided testimony. Concerned neighbors, Jesse Garcia, Ken Pruski, and Connie Pruski, provided testimony. Sandra Garcia signed up to speak but didn't provide testimony. There were no public comments submitted. 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; for the accessory structure #1, sub-sections 1, 2, 7, 8, 11, 12, 15, 17, and 18; for the accessory structure #2, 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 January 25, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Robert Tapia to demolish the main and accessory structures within 30 days. It is also ordered that the property be free of trash and debris. Robert Benke seconds the motion.

6-0-0 vote.

**Motion carries.**

***Item #8 – Dilapidated Structure Case #INV-BSB-INV23-29000000659***  
***Owner: Belac Inc.***

***1735 E. Crockett St.***  
***(reset)***

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

### ***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 1<sup>st</sup>.

Eric Burns, Legal Representation, informed the board members that the BSB demolition orders has language to secure the property.

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

**Meeting Adjourned at 10:15 a.m.**