

**BUILDING STANDARDS BOARD
MINUTES**

**PANEL B
Thursday, July 11, 2024**

The Building Standards Board Panel B convened in a regular meeting on Thursday, July 11, 2024, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Chairman Dewayne Nelson called the meeting to order at 9:07 a.m.

Board Members Present: Dewayne Nelson, Chair; Fred Andis, Vice Chair; Joel Solis; Kayla Miranda; Thomas Franks; Erlinda Lopez-Rodriguez, and Ann Winer (Panel A Board Member).

Staff Support: Jenny Ramirez, Code Enforcement Manager, Development Services Department, Code Enforcement Section; Esther Ortiz, Development Services Specialist I, Development Services Department, Code Enforcement Section, and Jennifer Martinez, Administrative Assistant II, Development Services Department, Code Enforcement Section.

Legal Representation: Felix Ramirez and Lucinda Orozco

Worldwide Languages Representatives: Justa Garcia-Higby and Alma Kron

Approval of Minutes

Item #1 – The minutes from the meeting of June 13, 2024, were approved by Fred Andis. Joel Solis seconded the motion. The minutes were approved.
7-0-0 vote.

Public Comments

No citizens signed up to speak.

*Item #2 – Emergency Demolition # INV-DPE-INV24-2910000501 2409 Steves Ave.
Owner: Gomez, Veronica Juarez*

2409 Steves Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

*Item #3 – Emergency Demolition # INV-DPE-INV24-2910000534 215 S. San Horacio Ave.
Owner: Ortiz, Antonio H. Est of Ortiz Pauline L/E*

215 S. San Horacio Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #4 – Emergency Demolition # INV-DPE-INV24-2910000547
Owner: Meneses, Edelmira Perez

2535 Schley Ave.

2535 Schley Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #5 – Dilapidated Structure Case # INV-BSB-INV24-2900000077
Owner: United Community Investors LP.

5805 Callaghan Rd.
(Monument Sign)

5805 Callaghan Rd. is a commercial accessory structure (monument sign). Bexar County Appraisal District shows that United Community Investors LP. is the title owner. The owner, Saeed Khoja, was present to provide testimony. Bregarian Bledsoe, 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 8, 11, 12, and 15. All notices were issued as required with the first notice issued on March 5, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Ann Winer to demolish the accessory structure (monument sign) to the island level within 30 days. Fred Andis seconds the motion.

7-0-0 vote.

Motion carries unanimously.

No public comments were read for this item.

Item #6 – Dilapidated Structure Case # INV-BSB-INV24-2900000253 **655 N. San Joaquin Ave.**
Owner: Tellez, Inez R.

655 N. San Joaquin Ave. is a residential single-family structure. Bexar County Appraisal District shows that Tellez, Inez R. is the title owner. The owner was not present to provide testimony. SAPD officer, Brandon Evans, was present and provided testimony. Khrystal Towne, 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 March 19, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Thomas Franks to demolish the structure within 30 days. It is also ordered that the property be secured and vacated. Erlinda Lopez-Rodriguez seconds the motion.

7-0-0 vote.

Motion carries unanimously.

No public comments were read for this item.

Item #7 – Dilapidated Structure Case # INV-BSB-INV23-2900000663
Owner: Banks, Leroy & Lergirtha

135 Durant St.

135 Durant St. is a residential single-family structure. Bexar County Appraisal District shows that Banks, Leroy & Lergirtha, are the title owners. The owners were not present to provide testimony. Jaime Jasso, 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 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 December 19, 2023. 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 also ordered that the property be cleaned, vacated, secured, and utilities remain disconnected. Ann Winer seconds the motion.

7-0-0 vote.

Motion carries unanimously.

No public comments were read for this item.

BSB Guidelines, Policies and Procedures
Administrative Items

Jenny Ramirez, Code Enforcement Manager, formally notified the board of Director changes effective July 15, 2024.

Fred Andis requested an update on panel vacancies.

Jenny Ramirez, Code Enforcement Manager, stated there has not been an update on panel vacancies since the last panel meeting.

Joel Solis requested a completion update on the housing and demolition report in San Antonio.

Jenny Ramirez, Code Enforcement Manager, stated a response was made to that original report over a year ago.

The board is adjourned by unanimous consent.

Meeting Adjourned at 10:10 a.m.