

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL B  
Thursday, April 10, 2025**

The Building Standards Board Panel B convened in a regular meeting on Thursday, April 10, 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 9:02 a.m.

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

Staff Support: Alice Guajardo, Development Services Manager, 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; 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: Alma Kron and Gabriela Tolentino

## **Approval of Minutes**

**Item #1** – The minutes from the meeting of March 13, 2025, were approved by Fred Andis. Joel Solis seconded the motion. The minutes were approved.  
8-0-0 vote.

## **Public Comments**

No citizens signed up to speak.

### ***Item #2 –Dilapidated Structure Case # INV-BSB-INV24-2900000158***

***Owners: Eggleston, Bradford & Mable***

***503 Pecan Valley Dr.***

503 Pecan Valley Dr. is a residential structure. Bexar County Appraisal District shows that Eggleston, Bradford & Mable are the title owners. The owners, Eggleston Bradford & Mable, were not present to provide testimony. The owner's daughter, Andrea Wallace, was 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 April 4, 2024. Staff recommends demolition.

A motion was made by Courtney Rosen to reset to the next available agenda date. Kayla Miranda seconds the motion.

6-2-0 vote (Nay: Fred Andis, Dewayne Nelson)

**Motion carries.**

*No public comments were read for this item.*

***Item #3 –Dilapidated Structure Case # INV-BSB-INV24-2900000733  
Owners: 2472018 Lamar Trust***

***2018 Lamar***

2018 Lamar is a residential structure. Bexar County Appraisal District shows that 2472018 Lamar Trust is the title owner. The owner, 2472018 Lamar Trust, was not present to provide testimony. San Antonio Police Department representatives, Officer Mary Morales and Officer Tieken, provided testimony. Kristy 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, 8, 11, 12, 15, 17, and 18, and 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 October 30, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by George Grimes to demolish the main and accessory structure within 30 days. It is also ordered that the property be vacated and secured. It is furthered ordered that the utilities be disconnected, and that the property be free of trash and debris. Dr. Erlinda Lopez-Rodriguez seconds the motion.

8-0-0 vote

**Motion carries.**

*No public comments were read for this item.*

***Item #4 –Dilapidated Structure Case # INV-BSB-INV24-2900000680  
Owners: Guzman, Richard M Jr.***

***514 Alta Sita St.***

514 Alta Sita St. is a residential structure. Bexar County Appraisal District shows that Guzman, Richard M Jr. is the title owner. The owner, Guzman, Richard M Jr., was not present to provide testimony. The owner's relatives, Mary Guzman and Robert Guzman, were present to provide testimony. San Antonio Police Department representative, Officer Anthony Pena, 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 January 8, 2025. Staff recommends demolition.

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

8-0-0 vote

**Motion carries.**

*No public comments were read for this item.*

***Item #5 –Dilapidated Structure Case # INV-BSB-INV24-2900000063***

***607 Arbor Pl.***

***Owners: Garcia, Ascension & Ramona C.***

607 Arbor Pl. is a residential structure. Bexar County Appraisal District shows that Garcia, Ascension & Ramona C. are the title owners. The owners, Garcia, Ascension & Ramona C., were not present to provide testimony. Hasan Alazzawi, 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, and for the accessory structure, sub-sections 1, 2, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on February 1, 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. Dr. Erlinda Lopez-Rodriguez seconds the motion.

8-0-0 vote

**Motion carries.**

*No public comments were read for this item.*

### ***BSB Guidelines, Policies and Procedures***

#### ***Administrative Items***

Judy Croom, BSB Liaison, stated that Mr. Thomas Franks has resigned from the Building Standards Board. Mr. Franks was in an at-large position as a professional property manager. Mr. Franks is pursuing new opportunities outside of the City limits.

Applications are now open for each board position. Applications are available online at [sanantonio.gov](http://sanantonio.gov). Board members can apply for the BSB, as well as other boards and commissions. We have received 9 BSB member applications, plus one non BSB member. Thank you to everyone that has already submitted their applications.

Eric Burns, Legal Representation, stated that properties presented before the BSB can be reset if there is a lack of information; however, the board should stay away from resetting properties to facilitate a sale of a property. Stated that a property can be reset several times, if needed. The Board hears cases to determine if the structure is a dangerous structure and how to address it.

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

**Meeting Adjourned at 11:31 a.m.**