

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL A  
Thursday, May 1, 2025**

The Building Standards Board Panel A convened in a regular meeting on Thursday, May 1, 2025, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Chairman Fred Andis called the meeting to order at 9:05 a.m.

Board Members Present: Fred Andis, Chair; Robert Tapia, Vice Chair; Robert Benke; Ann Winer; Paul Hernandez; Dora Solis

Staff Support: Jenny Ramirez, Code Enforcement Manager, Development Services Department, Code Enforcement Section; Dale Russell, Code Enforcement Supervisor, Development Services Department; Judy Croom, Development Services Specialist Supervisor, 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: Justa Garcia-Higby and Dina Perez

## **Approval of Minutes**

**Item #1** – The minutes from the meeting of April 3, 2025 were approved by Robert Tapia. Ann Winer seconded the motion. The minutes were approved.  
6-0-0 vote.

## **Public Comments**

No citizens signed up to speak.

**Item #2 – Hold Harmless Agreement #INV-BSB-INV24-2900000687**  
**907 Britton Ave. (accessory structure)**  
**Owner: Gutierrez, Theodore Jr.**

907 Britton Ave., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #3 – Emergency Demolition #INV-DPE-INV25-2910000244** **513 Duval St.**  
**Owner: JJJ Property Group LLC.**

513 Duval St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #4 – Emergency Demolition #INV-DPE-INV25-2910000256** **2219 Mission Rd.**

**Owner: Kuri, Kalife**

2219 Mission Rd., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #5 – SAPMC Case #INV-STE-24-2640015546,  
INV-STE-24-2640014615, INV-STI-24-2650014617**

**510 Brookview Dr. 4**

**Owner: Mullins, Peggy**

510 Brookview Dr. 4 is a residential single-family structure. Bexar County Appraisal District shows that Mullins, Peggy is the title owner. The owner, Peggy Mullins and owner's son, Robert Mullins, provided testimony. SAPD Officers, E. Flores and M. Thomas, provided testimony. Concerned neighbors, Ruby Regalado and Amy Nichols, provided testimony. Concerned neighbor, Melisa Hernandez and Angelica Regalado signed up to speak but did not provide testimony. There were no public comments submitted. Ramiro Guerra, Code Enforcement Supervisor with the City of San Antonio Code Enforcement Section found that the property is in violation of the San Antonio Property Maintenance Code Sections 304.9 Overhang extensions, 304.13 Window, skylight and door frames, and 604.3 Electrical system hazards. All notices were issued as required with the first notice issued on May 21, 2024 for Section 304.9 and May 14, 2024 for sections 304.13 and 604.3. Staff recommends repair all overhang extensions on structure with proper building permits, repair all structural window frames throughout interior and exterior structure with proper building permits, and repair all electrical hazards throughout interior and exterior structure with proper building permits and uphold notice to vacate.

The Board found the property to be in violation of Section 304.9. A motion was made by Robert Tapia to obtain all required permits and repair within 45 days to the satisfaction of the Code Official. Robert Benke seconds the motion.

6-0-0 vote.

**Motion carries.**

The Board found the property to be in violation of Sections 304.13 and 604.3. A motion was made by Robert Benke to obtain all required permits and repair within 45 days to the satisfaction of the Code Official. It is also ordered that the property be vacated and secured. Robert Tapia seconds the motion.

6-0-0 vote.

**Motion carries.**

**Item #6 – Dilapidated Structure Case #INV-BSB-INV24-2900000452**

**510 Brookview Dr. 4**

**Owner: Mullins, Peggy**

510 Brookview Dr. 4 is a residential single-family structure. Bexar County Appraisal District shows that Mullins, Peggy is the title owner. The owner, Peggy Mullins and owner's son, Robert Mullins, signed up to speak but did not provide testimony. SAPD Officers, E. Flores and M. Thomas, provided testimony. Concerned neighbors, Ruby Regalado, Melisa Hernandez, Amy Nichols, and Angelica Regalado, provided testimony. There were no public comments submitted. 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, 5, 8, 11, 12, 15, 17, and 18; for the accessory structure #1, sub-sections 1, 2, 8, 11, 12, 15, and 17; for the accessory structure #2, sub-sections 1, 2, 5, 8, 11, 12, 15, and 17; for the accessory structure #3, sub-sections 1, 2, 8, 11, 12, 15, and 17; for the accessory structure #4, sub-sections 5, 7, 8, 12, and 15. All notices were issued as required with the first notice issued on October 4, 2024. Staff recommends demolition.

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

6-0-0 vote.

**Motion carries.**

***Item #7 – Dilapidated Structure Case #INV-BSB-INV24-2900000294                      136 Enrique St.  
Owner: DeLuna, Luis Estate of***

136 Enrique St. is a residential single-family structure. Bexar County Appraisal District shows that DeLuna, Luis Estate of is the title owner. The owner was not present to provide testimony. The owner's son, Petronilo DeLuna, and friend, Maria B. Herrera, provided testimony. SAPD Officer, B. Evans, provided testimony. There was one public comment submitted. 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, 5, 7, 8, 11, 12, and 15; for the accessory structure #1, sub-sections 1, 2, 5, 7, 8, 12, and 15; for the accessory structure #2, sub-sections 1, 2, 8, 12, and 15; for the accessory structure #3, sub-sections 2, 5, 7, 8, 11, 12, and 15; for the accessory structure #4, sub-sections 2, 8, 12, and 15; for the accessory structure #5, sub-sections 2, 5, 7, 8, 12, and 15; for the accessory structure #6, sub-sections 7, 11, 12, 15, 17, and 18; for the accessory structure #7, sub-sections 1, 2, 5, 7, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on April 2, 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. It is furthered ordered that the property be vacated and secured. It is furthered ordered that the utilities be disconnected. Ann Winer seconds the motion.

6-0-0 vote.

**Motion carries.**

***Item #8 – Dilapidated Structure Case #INV-BSB-INV25-2900000032  
5522 Gavilan Dr. Aka 5642 Old Pearsall Rd.  
Owner: Salazar, Rene & Sandra***

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

***Item #9 – Dilapidated Structure Case #INV-BSB-INV23-2900000103                      1538 W. Craig Pl.***

***Owner: Ramirez, Eugene M. & Racheal M.***

***(rehearing)***

1538 W. Craig Pl. is a residential single-family structure. Bexar County Appraisal District shows Ramirez, Eugene M. & Racheal M. are the title owners. The owners, Eugene and Rachel Ramirez, provided testimony. The lender, Jessie R. Manzewitsch, with Carrington Mortgage Services, provided testimony. There were no public comments submitted. 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, 5, 7, 8, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on August 14, 2023. Staff recommends demolition.

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

6-0-0 vote.

**Motion carries.**

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

Judy Croom, BSB Liaison, informed the board members that Thomas Franks resigned from the BSB on April 4<sup>th</sup>. Mr. Franks was in a professional property manager position and At-Large position. Mr. Franks is pursuing new opportunities outside the city limits. We will work with the City Clerk's office to fill the vacancy.

Judy Croom, BSB Liaison, stated that she has received eleven applications for the BSB board members, plus one non BSB member application. The current term ends May 31<sup>st</sup>. Members will be in a hold over status until appointments have been made by council or the ad-hoc committees.

Judy Croom, BSB Liaison, stated that the new 2024 SAPMC books were issued today to the board and the amendments to the SAPMC go in effect today as well.

Fred Andis, Chair, asked if there is a date to give Mr. Franks his certificate for serving on the board.

Judy Croom, BSB Liaison, responded that it will be on the agenda for the full board on May 15<sup>th</sup>. Stated that she will reach out to Mr. Franks to inform him that he is invited to receive his certificate.

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

**Meeting Adjourned at 1:14 p.m.**