

**BUILDING STANDARDS BOARD  
MINUTES**

**PANEL A  
Thursday, June 6, 2024**

The Building Standards Board Panel A convened in a regular meeting on Thursday, June 6, 2024, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Chairman Robert Tapia called the meeting to order at 9:08 a.m.

Board Members Present: Robert Tapia, Chair; Ann Winer; Dora Solis; George Grimes Jr.; Fred Andis (Panel B Board Member)

Staff Support: 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; Esther Ortiz, Development Services Specialist I, Development Services Department, Code Enforcement Section

Legal Representation: Eric Burns and Lucinda Orosco

Worldwide Languages Representatives: Justa Garcia-Higby and Sabine Miramontes-Somers

**Selection of Panel A Vice Chair**

A motion was made by Fred Andis to nominate Ann Winer as the Building Standards Board Panel A Vice Chair. George Grimes Jr. seconded the motion.

Ann Winer accepts the nomination as the Building Standards Board Panel A Vice Chair.  
5-0-0 vote.

**Approval of Minutes**

*Item #1* – The minutes from the meeting of May 2, 2024 were approved by Fred Andis. Ann Winer seconded the motion. The minutes were approved.  
5-0-0 vote.

**Public Comments**

No citizens signed up to speak.

*Item #2 – Hold Harmless Agreement #INV-BSB-INV24-2900000088*                      *3602 Culebra Rd.*  
*Owner: Bexar County Mental Health & Mental Retardation Center*

3602 Culebra Rd., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

*Item #3 – Emergency Demolition #INV-DPE-INV24-2910000440*                      *10420 Culebra Rd.*

**Owner: Bustillos, Yolanda**

10420 Culebra Rd., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #4 – Emergency Demolition #INV-DPE-INV24-2910000445**

**2738 Wayne Dr.**

**Owner: Hagle, Richard & Priscilla**

2738 Wayne Dr., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

**Item #5 – Dilapidated Structure Case #INV-BSB-INV24-2900000048 1139 W. Mulberry Ave.**

**Owner: Cano, John Christian & Cano, Christian Zain**

1139 W. Mulberry Ave. is a residential single-family structure. Bexar County Appraisal District shows that Cano, John Christian & Cano, Christian Zain are the title owners. The owner, John C. Cano, signed up to speak but did not provide testimony. The owner's attorney, Kevin Hays, provided testimony. SAPD Officer, Jesus Hinojosa, provided testimony. Concerned neighbor, Michael Gorman, provided testimony. There were no public comments submitted. Kristy 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 main structure, sub-sections 1, 2, 5, 7, 8, 11, 12, 15, 17, and 18; 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 January 25, 2024. Staff recommends demolition.

A motion was made by Fred Andis to reset the case for 30 days. George Grimes Jr. seconds the motion.

4-1-0 vote. (Nay: Dora Solis)

**Motion carries**

**Item #6 – Dilapidated Structure Case #INV-BSB-INV23-2900000531**

**4363 Redstone Dr.**

**Owner: Phillips, Myrtlelean**

4363 Redstone Dr. is a residential single-family structure. Bexar County Appraisal District shows that Phillips, Myrtlelean is the title owner. The owner was not present to provide testimony. The owner's granddaughter, Monique Smith provided testimony. The attorney for the lienholder, Kirk Schwartz, provided testimony. There were no public comments submitted. Christopher Dominguez, 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, 12, 15, 17, and 18; for the accessory structure, sub-sections 1, 2, 8, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on November 8, 2023. Staff recommends repair for the main structure and demolition for the accessory structure.

A motion was made by Fred Andis to reset the case for 30 days. Ann Winer seconds the motion. 5-0-0 vote.

**Motion carries**

***Item #7 – Dilapidated Structure Case #INV-BSB-INV22-2900000980                      1415 S. Pine St.  
Owner: Farias, Paul C. & Elvira N.***

The owner, Paul C. Farias and the owner’s son, Paul J. Farias requested a reset on the case.

A motion was made by Ann Winer to reset the case for the next available meeting. Fred Andis seconds the motion.

2-3-0 vote. (Nay: George Grimes Jr., Dora Solis, and Fred Andis)

**Motion fails.** (The case will be presented to the board.)

1415 S. Pine St. is a residential single-family structure. Bexar County Appraisal District shows that Farias, Paul C. & Elvira N. are the title owners. The owner, Paul C. Farias and the owner’s son, Paul J. Farias, provided testimony. A public comment from the Denver Heights Neighborhood Association President, Aubry Lewis, was read into the record and Mr. Lewis was in full support of demolition. 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 main structure, sub-sections 1, 2, 5, 6, 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 Ann Winer to demolish the main structure within 30 days. It is also ordered that the property be vacated and secured. It is further ordered that the property be free of trash and debris. It is further ordered that the utilities be disconnected. George Grimes Jr. seconds the motion.

5-0-0 vote.

**Motion carries.**

***Item #8 – Dilapidated Structure Case # INV-BSB-INV21-2900000199                      840 Avondale Ave.  
Owner: Walton, Randy C. & Adela M.***

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

***Item #9 – Dilapidated Structure Case # INV-BSB-INV23-2900000442                      300 Aka 226  
Owner: Archon Capital Growth and Income LP.    John Adams Dr.***

300 Aka 226 John Adams Dr. is a residential single-family structure. Bexar County Appraisal District shows that Archon Capital Growth and Income LP. is the title owner. The owner, Hank Coleman and the owner’s contractor, Javier Garcia, provided testimony. There were no public comments submitted. 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 main structure, sub-sections 2, 7, 8, 11, 12, 17, and 18; for the accessory structure, sub-sections 2, 7, 8, 11, 12, 17, and 18. All notices were issued as required with the first notice issued on September 25, 2023. Staff recommends repair.

The Board found the property to be a public nuisance. A motion was made by Ann Winer to repair the main and accessory structure within 180 days. It is also ordered that progress reports be provided every 30 days. It is further ordered that the fence be secured properly. Fred Andis seconds the motion.

5-0-0 vote.

**Motion carries.**

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

Judy Croom, BSB Liaison, updated the board on the BSB membership. The Planning and Community Development Committee met on May 20<sup>th</sup> for selection of the vacant At-Large position. A motion was made to nominate Robert Benke for the position. Mr. Benke's nomination is scheduled for approval at today's council meeting. Also, there is an appointment memo in progress for Council District 1. Once approved, the BSB will then have one vacancy, which will be in District 8. Mr. Benke is a general contractor with experience in addressing adaptive reuse of existing and historic buildings and will be a member of Panel A.

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

**Meeting Adjourned at 12:44 p.m.**