

BUILDING STANDARDS BOARD MINUTES

**PANEL A
Thursday, March 6, 2025**

The Building Standards Board Panel A convened in a regular meeting on Thursday, March 6, 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; Dora Solis; Robert Benke; Ann Winer

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: Justa Garcia-Higby and Gabriela Tolentino

Approval of Minutes

Item #1 – The minutes from the meeting of February 6, 2025 were approved by Robert Benke. 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-INV24-2900000819
519 S. General McMullen Dr.
Owner: Colunga, Frank V. & Juanita***

519 S. General McMullen Dr., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

***Item #3 – Emergency Demolition #INV-DPE-INV25-2910000036
Owner: Pulido, Gilbert A. & Rachel M.*** ***219 F St.***

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

Item #4 – Emergency Demolition #INV-DPE-INV25-2910000055
Owner: Martz, Max Dean Jr.

5908 Castle Hunt
(accessory structure)

5908 Castle Hunt, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #5 – Emergency Demolition #INV-DPE-INV25-2910000053
Owner: Valdez, Gregorio Jr.

1009 Montezuma St.

1009 Montezuma St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #6 – Emergency Demolition #INV-DPE-INV25-2910000056
Owner: Alanis, Artemio A. Jr. & Nancy

414 W. Laurel St.
(accessory structures)

414 W. Laurel St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #7 – Emergency Demolition #INV-DPE-INV25-2910000068
Owner: Novosad, Susie

348 E. Huisache Ave.

348 E. Huisache Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #8 – Emergency Demolition #INV-DPE-INV25-2910000063
Owner: Aleman, Magdalene Narvaiz

2310 Hicks Ave.

2310 Hicks Ave., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #9 – Emergency Demolition #INV-DPE-INV25-2910000069
Owner: Barron, Daniel W.

601 Arbor Place
(accessory structure)

601 Arbor Place, Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #10 – Emergency Demolition #INV-DPE-INV25-2910000076
Owner: McMeans, Edna Martinez L/E McMeans Savannah M. & Ivana R.

219 Pletz Dr.

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

Item #11 – SAPMC Case #INV-STE-25-2640001262
Owner: Ross, Phillip M.

2781 W. Jett Rd. (appeal)

2781 W. Jett Rd. (appeal) is a residential single-family structure. Bexar County Appraisal District shows that Ross, Phillip M. is the title owner. The owner, Phillip M. Ross, provided testimony. There were no public comments submitted. Joshua Martinez, 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 Section 302.7.1 Fences. All notices were issued as required with the first notice issued on February 4, 2025. Staff recommends requesting owner come into compliance with SAPMC 302.7.1 Fences.

The Board found the property to be in violation of Section 302.7.1. A motion was made by Ms. Winer that the notice was properly given and executed. Robert Tapia seconds the motion.
5-0-0 vote.

Motion carries

***Item #12 – SAPMC Case #INV-STI-24-2650015390, 1407 Arroya Vista Dr.
INV-WSL-24-2660015387, INV-STE-24-2640015400, INV-STI-24-2650033879,
INV-STI-24-2650033881, INV-STI-24-2650033882, INV-STE-24-2640033878,
INV-STE-25-2640002561
Owner: Velez, Saul & Teresa***

1407 Arroya Vista Dr. is a residential single-family structure. Bexar County Appraisal District shows that Velez, Saul & Teresa are the title owners. The owners were not present to provide testimony. SAPD Officers, Greg Warrington and Michelle Richardson, provided testimony. There were no public comments submitted. Dale Russell for 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 304.15 Doors, 305.2 Structural members, 305.3 Interior surfaces, 504.3 Plumbing system hazards, 505.3 Supply, 604.3 Electrical system hazards, 702.1 General, and 304.13.1 Glazing. All notices were issued as required with the first notice issued on May 21, 2024 for Sections 304.15, 305.2, 305.3, 504.3, 505.3, 604.3, 702.1 and January 31, 2025 for section 304.13.1. Staff recommends repair/replace all damaged and defected doors throughout interior and exterior structure with proper building permits, repair all structural members throughout interior and exterior structure with proper building permits, repair all interior surface violations throughout interior structure with proper building permits, repair all plumbing hazards throughout interior and exterior structure with proper building permits, repair all water leaks throughout interior and exterior structure with proper building permits, repair all electrical hazards throughout interior and exterior structure with proper building permits, remove all means of egress throughout interior and exterior structure for an unobstructed path of travel, and repair all damaged and broken windows.

The Board found the property to be in violation of Section 304.15, 305.2, 305.3, 504.3, 505.3, 604.3, 702.1. A motion was made by Ann Winer to repair within 30 days. It is also ordered that the property be vacated and secured. It is furthered ordered that the utilities be disconnected. Robert Tapia seconds the motion.

5-0-0 vote.

Motion carries.

The Board found the property to be in violation of Section 304.13.1. A motion was made by Ann Winer to repair within 30 days. It is also ordered that the property be vacated and secured. It is furthered ordered that the utilities be disconnected. Robert Tapia seconds the motion.

5-0-0 vote.

Motion carries.

***Item #13 – Dilapidated Structure Case #INV-BSB-INV24-2900000064
Owner: Barron, Daniel W.***

601 Arbor Place

601 Arbor Place is a residential single-family structure. Bexar County Appraisal District shows that Barron, Daniel W. is the title owner. The owner was not present to provide testimony. SAPD Officer, Jesse Armendariz, provided testimony. There were no public comments submitted. Sergio Quintanilla for Ramiro Morales, 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, 4, 5, 7, 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 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 utilities be disconnected. Robert Benke seconds the motion. 5-0-0 vote.

Motion carries.

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

Judy Croom, BSB Liaison, informed the board members that applications are now up and open for each position. The applications have opened 90 days prior to the current term expiration date. It's available online at sanantonio.gov and I will follow up via email with the link to the application. Board members can apply for the BSB as well as any other boards and commissions.

The board is adjourned by unanimous consent.

Meeting Adjourned at 12:35 p.m.