

**BUILDING AND STANDARDS COMMISSION  
MINUTES  
July 14, 2025**

The Seguin Building and Standards Commission met during a regular meeting on July 14, 2025, in the City Council Chambers, City Hall, 210 E. Gonzales St., Seguin, Texas. Roger Sanchez presided over the meeting. A quorum was present.

Members Present:     Roger Sanchez  
                             Edward Davila  
                             Jackie Biesenbach  
                             Chris Rangel  
                             Tomas Hernandez Jr.

Members Absent:     John Flores  
                             Yesenia Rizo

Staff Present:        Oscar Arevalo, Building Official  
                             Wes Cates, Deputy Building Official  
                             Tim Ramirez, Code Compliance Supervisor  
                             Chuck Just, Code Compliance Officer  
                             Gina Gregory, Code Compliance Officer

1. Approval of the June 9, 2025, Meeting Minutes.

The minutes of the June 9, 2025, meeting were reviewed. Chris Rangel moved that the Building and Standards Commission approve the minutes of June 9, 2025, meeting. Edward Davila seconded the motion. The following vote was recorded:

Aye: Sanchez, Davila, Hernandez, Rangel, Biesenbach  
Nay:  
Abstain:

2. Public Hearing and Possible Action on Structures located at:

a. 711 Mitchell Ave.

Staff updated the Board on the structure. At the last meeting the commission granted the property owner to come back in 30 days and to provide an update. According to the schedule of repairs the property is on schedule. Staff told the commission the status on the permits that have been issued and passed thus far. Staff recommended property owners come back in 30 days and provide an update. Property owner Brianna Teboe was present at the meeting, she updated the commission and stated that most likely she will have the property fully done by the next meeting in August. Chris Rangel initiated a motion to grant the property owner 30 days and to come back and provide an update.

A public hearing was held. The public hearing adjourned. The regular meeting reconvened. A motion was made by Chris Rangel for the property owner to come back in 30 days and provide an update. Jackie Biesenbach seconded the motion. The following vote was recorded:

Nay:  
Abstain:

b. 1111 FM 467

Staff presented the property, all permits have been applied for, all the plans require resubmission. Property owner Carlos Ceja was present at the meeting and stated that he has been actively working on the permits. The Engineer he is working with was present at the meeting, Ednir Doliveira stated he has been working with the property owner and the permit techs to re-submit the plans. The commission requested the property owner to come back in 30 days and to provide an update.

A public hearing was held. The public hearing adjourned. The regular meeting was reconvened. A motion was made by Edward Davila for the property owner to come back in 30 days and to provide an update. Chris Rangel seconded the motion. The following vote was recorded:

Aye: Sanchez, Davila, Hernandez, Rangel, Biesenbach  
Nay:  
Abstain:

c. 2046 W. Kingsbury St.

Staff presented the property. The structures have been removed. No one was present for the meeting. Staff recommended we remove the property from Building & Standards. Chris Rangel initiated a motion to remove the property from Building & Standards.

A public hearing was held. The public hearing adjourned. The regular meeting was reconvened. A motion was made by Chris Rangel. Edward Davila seconded the motion. The following vote was recorded:

Aye: Sanchez, Davila, Hernandez, Rangel, Biesenbach  
Nay:  
Abstain:

With no further discussion, a motion was made by Edward Davila to adjourn the meeting. Jackie Biesenbach seconded the motion.

The meeting was adjourned at 5:40 p.m.



Roger Sanchez, Chairman

ATTEST:



Gina Gregory, Recorder  
Building and Standards Commission

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MINUTES  
June 9, 2025**

The Seguin Building and Standards Commission met during a regular meeting on June 9, 2025, in the City Council Chambers, City Hall, 210 E. Gonzales St., Seguin, Texas. Roger Sanchez presided over the meeting. A quorum was present.

Members Present:        Roger Sanchez  
                                 Edward Davila  
                                 Yesenia Rizo  
                                 Jackie Biesenbach  
                                 Chris Rangel  
                                 John Flores  
                                 Tomas Hernandez

Members Absent:

Staff Present:            Oscar Arevalo, Building Official  
                                 Wes Cates, Deputy Building Official  
                                 Tim Ramirez, Code Compliance Supervisor  
                                 Chuck Just, Code Compliance Officer  
                                 Gina Gregory, Code Compliance Officer  
                                 Isabel Cardenas, Administrative Technician

1. Approval of the May 12, 2025, Meeting Minutes.

The minutes of the May 12, 2025, meeting were reviewed. Yesenia Rizo moved that the Building and Standards Commission approve the minutes of May 12, 2025, meeting. Edward Davila seconded the motion. The following vote was recorded:

Aye: Sanchez, Flores, Davila, Hernandez, Rizo  
Nay:  
Abstain:

2. Public Hearing and Possible Action on Structures located at:

a. 711 Mitchell Ave.

Staff updated the Board on the structure. At the last meeting the commission granted the property owner to come back in 30 days and to provide an update. According to the schedule of repairs that Staff had the progress was behind schedule. At the time of the meeting only the leveling inspection had been done. Brianna Teboe was present at the meeting and stated that she disagreed with the update staff presented and mentioned that the schedule of repairs we had was the incorrect one. Mrs. Teboe presented the correct schedule of repairs which indicated that they are on schedule. Building Official Oscar Arevalo mentioned that although she might be on schedule with her repairs, no inspections have been done that would indicate the work has been completed. Oscar Arevalo told the commission that there should be sufficient progress, or the board can consider condemnation. Mrs. Teboe stated that she had provided a copy of her schedule of repairs back in the April 14, 2025 and it had been approved by the board. Staff indicated that during the meeting in April, the commission made a motion to grant her 30 days to come back and provide an update. Edward Davila asked

Mrs. Teboe how much progress she would have to present by the next meeting. Mrs. Teboe indicated that the electrical, plumbing and windows should be completed by the next meeting. She is currently waiting on the windows that are on back order. Edward Davila initiated a motion to grant the property owner 30 days and to come back and provide an update.

A public hearing was held. The public hearing adjourned. The regular meeting reconvened. A motion was made by Edward Davila for the property owner to come back in 30 days and provide an update. Tomas Hernandez seconded the motion. The following vote was recorded:

Aye: Sanchez, Flores, Davila, Hernandez, Rizo

Nay:

Abstain:

b. 1111 FM 467

Staff presented the property, all permits have been applied for, and the plans require resubmission. Property owner Carlos Ceja was present at the meeting and stated that he has been actively working on the permits. He is working with an Engineer to get his stamp of approval. Staff informed the Commission that Mr. Ceja-Martinez has been communicating with staff. The commission requested the property owner to come back in 30 days and to provide an update.

A public hearing was held. The public hearing adjourned. The regular meeting was reconvened. A motion was made by Edward Davila for the property owner to come back in 30 days and to provide an update. John Flores seconded the motion. The following vote was recorded:

Aye: Sanchez, Flores, Davila, Hernandez, Rizo

Nay:

Abstain:

c. 630 Dibrell

Staff presented the property. No one was present to represent the property. No questions from the board.

A public hearing was held. The public hearing adjourned. The regular meeting was reconvened. A motion was made by John Flores for condemnation. Yesenia Rizo seconded the motion. The following vote was recorded:

Aye: Sanchez, Flores, Davila, Hernandez, Rizo

Nay:

Abstain:

d. 794 FM 467

Staff presented the property. A representative of the property was present at the meeting. Tara Miller stated she had a contractor line up to demolish the property, but he got ill. She is currently looking for someone to do it, it has been difficult with her job. Her intent is to demolish the property. Ms. Miller indicated she travels for work and would like to hire someone to demolish the property. John Flores initiated a motion to condemn the property. Ms. Miller asked staff how much time she would have after condemnation. Staff told Ms. Miller that she can continue to work on her progress to get it demolished and to communicate with Staff.

A public hearing was held. The public hearing adjourned. The regular meeting was reconvened. A motion was made by John Flores for condemnation. Yesenia Rizo seconded the motion. The following vote was recorded:

Aye: Sanchez, Flores, Davila, Hernandez, Rizo  
Nay:  
Abstain:

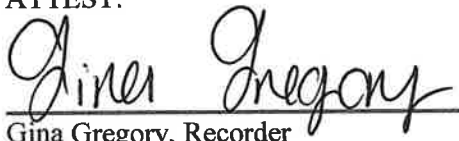
With no further discussion, a motion was made by Edward Davila to adjourn the meeting. John Flores seconded the motion.

The meeting was adjourned at 6:00 p.m.



Roger Sanchez, Chairman

ATTEST:



Gina Gregory, Recorder  
Building and Standards Commission