

BUILDING STANDARDS BOARD MINUTES

**PANEL A
Thursday, June 5, 2025**

The Building Standards Board Panel A convened in a regular meeting on Thursday, June 5, 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 9:09 a.m.

Board Members Present: Fred Andis, Chair; Robert Tapia, Vice Chair; Robert Benke; Paul Hernandez; Rollette Schreckenghost

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, 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: Alma Kron and Ivette Velasco

Approval of Minutes

Item #1 – The minutes from the meeting of May 1, 2025 were approved by Robert Tapia. Robert Benke 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-INV24-2900000770 **112 Hilary St.**
Owner: Escobedo, Maria Isabel

112 Hilary St., Hold Harmless Agreement was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #3 – Emergency Demolition #INV-DPE-INV25-2910000340 **1924 Montezuma St.**
Owner: Ford Integrated Technologies LLC.

1924 Montezuma St., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #4 – Emergency Demolition #INV-DPE-INV25-2910000349 **630 Gillette Blvd.**

Owner: Guerrero, Joe & Lucia

630 Gillette Blvd., Emergency Demolition was read into the record. Jenny Ramirez, Code Enforcement Manager, presented to the board.

Item #5 – Emergency Demolition #INV-DPE-INV25-2910000359

807 Bailey Ave.

Owner: Muth, Jack H.

(accessory structure)

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

Item #6 – Dilapidated Structure Case #INV-BSB-INV24-2900000420

910 N. Navidad St.

Owner: Buentello, Juanita

910 N. Navidad St. is a residential single-family structure. Bexar County Appraisal District shows that Buentello, Juanita is the title owner. The owner was not present to provide testimony. SAPD Officer, Willie Scott, 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, 8, 11, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on May 15, 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 property be secured. Robert Benke seconds the motion.

5-0-0 vote.

Motion carries.

Item #7 – Dilapidated Structure Case #INV-BSB-INV25-2900000032

5522 Gavilan Dr.

Owner: Salazar, Rene & Sandra

Aka 5642 Old Pearsall Rd.

5522 Gavilan Dr. Aka 5642 Old Pearsall Rd. is a commercial structure. Bexar County Appraisal District shows that Salazar, Rene & Sandra are the title owners. The owner, Rene Salazar, provided testimony. There were no public comments submitted. Jaime Jasso for Stephanie Sanchez, 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 Building #2, sub-sections 1, 2, 4, 5, 7, 8, 11, 12, 15, 17, and 18; for the accessory 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 January 28, 2025. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Rollette Schreckenghost to demolish building #2 and accessory structure within 30 days. It is also ordered that the property be free of trash and debris. Robert Tapia seconds the motion.

5-0-0 vote.

Motion carries.

***Item #8 – Dilapidated Structure Case #INV-BSB-INV22-2900000504 1815 Adamston Dr.
Owner: Franklin, Charles A.***

1815 Adamston Dr. is a residential single-family structure. Bexar County Appraisal District shows Franklin, Charles A. is the title owner. The owner was not present to provide testimony. The owner's sons, Solomon Franklin and Ornan Franklin, provided testimony. There were no public comments submitted. 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 July 15, 2022. 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. Robert Benke seconds the motion.

5-0-0 vote.

Motion carries.

***Item #9 – Dilapidated Structure Case #INV-BSB-INV23-2900000032 3511 El Paso St.
Owner: Castro, Jose***

3511 El Paso St. is a residential single-family structure. Bexar County Appraisal District shows Castro, Jose is the title owner. The owner, Jose Castro, provided testimony. There were no public comments submitted. Bregarian Bledsoe, 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 18, 2023. Staff recommends demolition.

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

5-0-0 vote.

Motion carries.

***Item #10 – Dilapidated Structure Case #INV-BSB-INV24-2900000578 1322 Roosevelt Ave.
Owner: Kanjee, Delipkumar &***

1322 Roosevelt Ave. is a residential single-family structure. Bexar County Appraisal District shows Kanjee, Delipkumar & are the title owners. The owner, Delipkumar Kanjee and owner's son, Yogesh Kanjee, provided testimony. There were no public comments submitted. 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 July 16, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by Robert Benke to demolish the main structure within 30 days which will be subject to the deconstruction code. Rollette Schreckenghost 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 she has received one reappointment memo from district 7, reappointing Paul Hernandez to the Building Standards Board. The item is scheduled to be read into the record for city council approval next week on June 12th.

The board is adjourned by unanimous consent.

Meeting Adjourned at 11:16 a.m.