

# **BUILDING STANDARDS BOARD MINUTES**

**PANEL A  
Thursday, October 3, 2024**

The Building Standards Board Panel A convened in a regular meeting on Thursday, October 3, 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 9:09 a.m.

Board Members Present: Robert Tapia, Chair; Dora Solis; Robert Benke; Rollette Schreckinghost; 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; Esther Ortiz, Development Services Specialist I, Development Services Department, Code Enforcement Section

Legal Representation: Eric Burns and Lucinda Orosco

Worldwide Languages Representatives: Sabine Miramontes-Somers and Ivette Velasco

## **Approval of Minutes**

**Item #1** – The minutes from the meeting of September 5, 2024 were approved by Fred Andis. Rollette Schreckenghost seconded the motion. The minutes were approved.  
6-0-0 vote.

## **Public Comments**

No citizens signed up to speak.

**Item #2 – Emergency Demolition #INV-DPE-INV24-2910000691                      301 McCauley Blvd.**  
**Owner: Casias, Andres & Esperanza**

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

**Item #3 – Dilapidated Structure Case #INV-BSB-INV23-2900000474                      5007 Bluff St.**  
**Owner: Sanchez, Alfredo V. Jr.                      (accessory structures)**

5007 Bluff St. is an accessory structure. Bexar County Appraisal District shows that Sanchez, Alfredo V. Jr. is the title owner. The owner was not present to provide testimony. A public comment from Don Rios, president of the Culebra Park Neighborhood Association was read into the record. 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 accessory structure #1, sub-sections 1, 2, 5, 7, 8, 11,

12, 15, 17, and 18; for the accessory structure #2, 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 October 12, 2023. Staff recommends demolition.

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

5-0-1 vote. (Abstain: Rollette Schreckenghost)

**Motion carries.**

***Item #4 – Dilapidated Structure Case #INV-BSB-INV23-2900000185 933 S. San Joaquin Ave.  
Owner: Escamilla, Ramon M.***

933 S. San Joaquin Ave. is a residential single-family structure. Bexar County Appraisal District shows that Escamilla, Ramon M. is the title owner. The owner was not present to provide testimony. The owner's son, Christopher Escamilla, provided testimony. There were no public comments 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, 15, 17, and 18. All notices were issued as required with the first notice issued on March 14, 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 secured. It is also ordered that the property be free of trash and debris. Fred Andis seconds the motion.

6-0-0 vote.

**Motion carries.**

***Item #5 – Dilapidated Structure Case # INV-BSB-INV22-2900000007 1851 Clamp Ave.  
Owner: Valdez, Anthony Rene***

1851 Clamp Ave. is a residential single-family structure. Bexar County Appraisal District shows that Valdez, Anthony Rene is the title owner. The owner, Anthony Valdez and the owner's mother, Lesvia Perez, provided testimony. SAPD Officer, Brandon Guillen, provided testimony. There were no public comments submitted. Khrystal Towne, 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, 8, 11, 12, 15, and 17. All notices were issued as required with the first notice issued on April 10, 2024. Staff recommends demolition.

The Board found the property to be a public nuisance. A motion was made by George Grimes Jr to demolish the main structure within 30 days. It is also ordered that the property be vacated and secured. Rollette Schreckenghost seconds the motion.

6-0-0 vote.

**Motion carries.**

***Item #6 – Dilapidated Structure Case #INV-BSB-INV23-2900000531  
Owner: Phillips, Myrtlelean***

***4363 Redstone Dr.  
(reset)***

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. Kirk Schwartz, with Wells Fargo Bank, provided testimony. There were no public comments submitted. Sergio Quintanilla, 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, 12, 15, 17, and 18. All notices were issued as required with the first notice issued on November 8, 2023. Staff recommends repair.

The Board found the property to be a public nuisance. A motion was made by George Grimes Jr. to repair the main structure within 30 days. It is also ordered that the property be secured. It is further ordered that the property be free of trash and debris. Robert Benke seconds the motion. 1-5-0 vote. (Nay: Dora Solis, Rollette Schreckenghost, Robert Tapia, Fred Andis, and Robert Benke)

**Motion fails.**

The Board found the property to be a public nuisance. A motion was made by Fred Andis 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 utilities be disconnected. Dora Solis seconds the motion. 5-1-0 vote. (Nay: George Grimes Jr.)

**Motion carries.**

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

No items to review.

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

**Meeting Adjourned at 11:22 a.m.**