



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
Thursday, January 05, 2017
McNease Convention Center
501 Rio Concho Dr., South Meeting Room – Room C**

(To listen to an audio recording of this meeting in its entirety, submit your request in writing to Alfonso Torres, Building Official)

I. CALL MEETING TO ORDER AND ROLL CALL.

The meeting was called to order at approximately 3:03p.m. by Chairman Christopher Giroux. The following board members were present: David Jacobo, Christopher Giroux, Jerry Carrillo, Roger Julien, Kevin Bond (3:07p.m.), and Richard Hanby. Brooks Wehner was absent from the meeting. Also attending the meeting were Building Official Alfonso Torres, Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, Dangerous Buildings Inspector Joanna Jackson, Fire Marshal Ross Coleman, and Administrative Assistant Yvonne Bartz. Audience members were Don Buchholz, Beth Buchholz, and Joe Cabarubio.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM DECEMBER 7TH, 2016 REGULAR MEETING.

Roger Julien made a motion to approve the meeting minutes. Jerry Carrillo seconded the motion. The vote was 5 in favor and 0 against. The motion passed.

III. PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE ACTION REGARDING DANGEROUS BUILDINGS FOR ORDERS TO SECURE, REPAIR, REMOVE OR DEMOLISH STRUCTURES AT THE FOLLOWING LOCATIONS.

(Presentation by Joanna Jackson, Dangerous Building Inspector) The board members were given a compact disc with pictures of the properties to review prior to the meeting.

A. 118 E. 12th St. – residential and accessory structures – Eliseo M. Vasquez; Belem B. Vasquez; Conseco Finance Servicing Corp.; Randall M. Thomas (Trustee); Wells Fargo Bank, NA; Carrington Mortgage Services, LLC; Occupant; Manuel Ramos, Jr.; Martha Cortez (Life Estate). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding 118 E. 12th St. The initial notice was sent on 09/13/2016. The building value is \$24,910/\$4,850.

No board comments. No public comments.

Joanna's recommendation is to Remove or Demolish the Residential and Accessory Structures within 60 days. Roger Julien made a motion that based on information provided by staff, the residential and accessory structures are found to be a public nuisance and based on that finding, moves to Remove or Demolish the Residential and Accessory Structures within 60 days. David Jacobo seconded the motion. The vote was 6 in favor and 0 against. The motion passed.

B. 31 W. 23rd St. – residential and accessory structures – Joe Richard Cabarubio, et al; Jim Cabarubio (Life Estate); Julia Cabarubio Garcia; Jim Lee Cabarubio; Beatrice Cabarubio Alvarez. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **31 W. 23rd St.** The initial notice was sent on 09/13/2016. The building value is \$75,870/\$4,250.

Chris Giroux asked if there are separate meters for apartments. Joanna Jackson said no – only 1 box for all buildings. There are holes in accessory building and apartments. That is why she is asking for demo order. Chris Giroux asked if zoning is RS-1. Joanna Jackson said yes. Richard Hanby asked if Tom Green County showed apartment. Joanna Jackson said yes. Joanna Jackson stated the property was a dangerous building issue because of no utilities. Main house is occupied, but currently looks like apartments are empty. Al Torres asked if accessory structure is sound. Joanna Jackson stated that is debatable. Joe Cabarubio stated that no one is living there now after getting letter. He lives out of town. Wants to secure residence and will take care of problems. He is willing to work with Joanna Jackson. He intends to repair apartments, demo current storage building and eventually restore to a single family residence with storage building. Kevin Bond asked if Cabarubio was capable of demolishing storage building. He stated yes and he is ok with order as stated. Al Torres clarified zoning ordinance – back building could be considered as guest house. Chris Giroux stated Joe Cabarubio would need to register building as boarded building if all doors and windows are boarded and could talk to Joanna Jackson about options.

Joanna's recommendation is to Clean Out and Secure Residence and Accessory Building (located in southeast corner of property) and Demolish Accessory (Storage) Building within 60 days. Kevin Bond made a motion that based on information provided by staff, the residential and accessory structures are found to be a public nuisance and based on that finding, moves to Clean Out and Secure Residence and Accessory Building (located in southeast corner of property) and Demolish Accessory (Storage) Building within 60 days. Jerry Carrillo seconded the motion. The vote was 6 in favor and 0 against. The motion passed.

C. 401 E. 47th St. – residential and accessory structures – Estate of John E. Sullivan. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **401 E. 47th St.** The initial notice was sent on 09/20/2016. The building value is \$33,260/\$4,250.

No action necessary by board. Estate Lawyers have re-secured building. Having trouble with vagrants.

D. 307 N. Oakes St. – commercial structure – John Ramirez; Tabitha A. Ramirez; Rusty Dean (Attorney-at-Law); State of Texas – Comptroller of Public Accounts; Civil Process Clerk – U.S. Attorney's Office. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **307 N. Oakes St.** The initial notice was sent on 05/10/2016. The building value is \$11,380/\$5,910.

Collapsed roof could be cause of bulging wall. Fence is only on one side of building. John Ramirez (per Al Torres) claims building sale is pending – new owner is unknown. Kevin Bond stated he looked at building. Building can be repaired but only if done so immediately. Jerry Carrillo believes building should be demolished immediately. Kevin Bond noted nothing has been done up to this point. Joanna Jackson stated that if Remove or Demolish order is given, Ramirez could appeal to the courts to have order rescinded but that is not likely to happen. Don Buchholz owns building across street. Believes building should be demolished immediately. Chris Giroux asked if would be possible if Al Torres or Fire Marshal could possibly demolish building sooner or at least secure property until actual demolition. Board also stated that some sort of barrier needs to be put in place for east side of building since school is back in session.

Joanna's recommendation is to Remove or Demolish the Commercial Structure within 60 days. Jerry Carrillo made a motion that based on information provided by staff, the commercial structure is found to be a public nuisance and based on that finding, moves to Remove or Demolish the Commercial Structure within 60 days. Roger Julien seconded the motion. The vote was 6 in favor and 0 against. The motion passed.

IV. CONSIDERATION AND POSSIBLE ACTION TO CLARIFY ORDERS AFFECTING 603 SPAULDING ST. – residential structure – Jesse M. Gomez; Elizabeth A. Gomez (Presentation by Brandon Dyson, Assistant City Attorney)

Brandon Dyson wanted to clarify the original order since there were 2 orders on file at County Clerk's office. Luis Urteaga (contractor) has been working on house. Board was impressed with amount of work done to date.

V. UPDATE OF THE DANGEROUS BUILDING LIST STATUS. (Presentation by Joanna Jackson, Dangerous Building Inspector)

Joanna stated:
25 properties have been demolished.
95 properties were removed from the list.
3 properties have orders for demolition.
2 properties have orders to Repair/Remove/Demolish.
5 properties have orders to be cleaned out and secured.
56 properties working with the Fire Prevention Office.
5 commercial properties on the list.

VI. PUBLIC COMMENTS (ON MATTERS OF INTEREST FOR FUTURE CONSIDERATION).

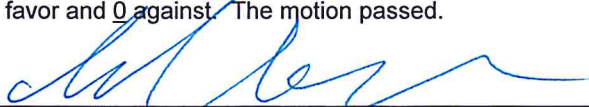
None.

VII. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

VIII. ADJOURNMENT.

Roger Julien made a motion to adjourn the meeting at 3:46p.m. Richard Hanby seconded the motion. The vote was 6 in favor and 0 against. The motion passed.



Chairman Construction Board of Adjustments & Appeals