



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
Thursday, June 01, 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 3:01p.m. by Chairman Kevin Bond. The following board members were present: Kevin Bond, Lyndon Butler, Jerry Carrillo, Bill Ford, David Jacobo, Rodney Mayberry, and Brooks Wehner. Richard Hanby 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 (3:27 p.m.), and Administrative Assistant Yvonne Bartz. Audience members were Elizabeth Delacruz, C.J. Elliott, Efferson Elliott, David Gabriel Scott Flores, Carl Mitchell, Rachel Ann Flores Mitchell, and Willie Darnell Mitchell.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM MAY 11TH, 2017 REGULAR MEETING.

Jerry Carrillo made a motion to approve meeting minutes. David Jacobo seconded motion. Vote was 7 in favor and 0 against. 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 meeting.

A. 617 W. 16th St. – residential structure – Martha Morales; Isaac Flores; Elizabeth Delacruz; Sylvia Tinney; David Gabriel Scott Flores; Richard Flores; Rachel Flores Mitchell; Isaac Flores, Jr.; Richard Edwin Flores; Rosalind Stacy Ortega; Rusty Dean (Attorney-at-Law). Joanna Jackson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **617 W. 16th St.** Initial notice was sent on 01/03/2017. Building value is \$4,890/\$4,250.

Initial complaint in November 2016. 13 possible heirs to property. Taxes are being taken care of. Al Torres asked if Clean Out and Secure ordered, could it also have a repair order attached. Joanna Jackson and Brandon Dyson said no. Joanna Jackson said she would go in and clean out and secure house or open house to make sure family has complied then re-secure house. Brooks Wehner asked how Joanna Jackson would ensure house stayed secured. Joanna Jackson described method. Brooks Wehner asked for the cost difference between Clean Out and Secure order and Remove or Demolish order. Joanna Jackson stated that a one-time Clean Out and Secure is approximately \$2,000. Each additional time to secure house is approximately \$800-\$1,000. Remove or Demolish order is approximately \$3,500-\$4,000. David Jacobo asked about proof of heirship. Papers have been filed with county. Numerous contentious family members involved. Bill Ford thinks house is dilapidated and will have considerable cost to rehabilitate. Jerry Carrillo stated he can see both sides of issue. David Gabriel Scott Flores (heir) stated Martha Morales was trying to do a "land grab"; refused to file parents' will for probate. David Gabriel Scott Flores agrees with Bill Ford. House has mostly sentimental value. Joanna Jackson explained Clean Out and Secure order. David Gabriel Scott Flores explained about an eviction and assault from person claiming to be tenant of house. Jerry Carrillo thinks motion should be tabled. Joanna Jackson can't do anything without at least a Clean Out and Secure order. David Gabriel Scott Flores thinks Clean Out and Secure order is best action for everyone's safety. David Jacobo asked if entire family still has access. Joanna Jackson stated yes. Rachel Ann Flores Mitchell (fourth oldest child) has given her portion of house to brother (David Gabriel Scott Flores) and wants him to have house. Elizabeth Delacruz also gave her portion to brother (David Gabriel

Scott Flores) and wants him to have house. Board requested David Gabriel Scott Flores keep them updated on progress.

Joanna Jackson's recommendation is to Remove or Demolish Residential Structure within 60 days. Jerry Carrillo made a motion that based on information provided by staff, the residential structure is found to be a public nuisance and based on that finding, moves to Clean Out and Secure Residential Structure within 60 days. Bill Ford seconded the motion. Vote was 7 in favor and 0 against. Motion passed.

B. 201 W. 20th St. – residential structure – Louise Mitchell (Deceased); Annie Mae Mitchell; W. Bruce Monning (Monning & Wynne, PLLC); City of San Angelo (City Clerk). Joanna Jackson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **201 W. 20th St.** Initial notice was sent on 04/10/2017. Building value is \$28,590/\$4,250.

Second time to work property. Back roof has collapsed. Police notified Joanna Jackson of structure due to no utilities. Remove or Demolish order requested based on statements of 2 police officers that back is collapsing. Joanna Jackson has been warned not to go to house by herself due to drug dealers. Water off since August 2016. Taxes behind \$900. House does have electricity. Carl Mitchell spoke. Acknowledged no water or sewer. Al Torres stated only need to pull permit if repairing structure of roof, otherwise permit not needed. Kevin Bond stated concern if Carl Mitchell is living in house. Multiple heirs to property. Jerry Carrillo asked how long roof has been in need of repair. Joanna Jackson stated at least 2 years. Al Torres asked about a Repair, Remove or Demolish order. Bill Ford asked if house was eligible for "Christmas in April" – no, due to multiple heirs. Brandon Dyson clarified Board order options. Board asked questions about options. Board asked Carl Mitchell if he understands what is being discussed. Carl Mitchell claims relative is going to pay water bill.

Joanna Jackson's recommendation is to Remove or Demolish Residential Structure within 60 days. Brooks Wehner made a motion that based on information provided by staff, the residential structure is found to be a public nuisance and based on that finding, moves to Clean Out and Secure Residential Structure within 60 days. David Jacobo seconded the motion. Vote was 7 in favor and 0 against. Motion passed.

C. 4215 Armstrong St. – commercial and accessory structures – Ramon Garcia (COD); KCE Family LP; Crocket National Bank (Trustee); Maria S. Martinez; IRS Centralized Lien Operation. Joanna Jackson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **4215 Armstrong St.** Initial notice was sent on 12/06/2016. Building value is \$60,000/\$20,400.

12/06/2016: Administrative Search Warrant – Fire Marshal ordered building vacated. Secured building again on March 2017. Multiple instances of tampering – electrical, structural, etc. KCE is property owner. Utilities – none. Main structure is 10,000+ square feet. Four accessory structures. No permits for any modifications. Building is mostly secure. Mostly single individuals were renting south rooms. Single family was living in north end of building. C.J. Elliott believes building is solid. Bill Ford stated that roof is storm damaged on west side. C.J. Elliott wants to change zoning on property. Wants to sell property – does not want to remodel. Jerry Carrillo wants to make sure C.J. Elliott's intentions are to sell property. C.J. Elliott claims he has cleaned out trash on property on outside only. Claims building is secure. Property is not actively listed for sale. If C.J. Elliott can't sell property, then wants to convert it to a storage building. Al Torres informed him that was not possible with current zoning. Joanna Jackson stated accessory structures need to be repaired or demolished. Bill Ford asked about Clean Out and Secure order. Building zoned RS-1 – became legally non-conforming for nursing home from county when annexed - but no longer applies. Ross Coleman (Fire Marshal) stated fire protection systems must be maintained or completely removed. Bill Ford repeated C.J. Elliott wants to sell but not repair. C.J. Elliott not happy with choices stated for motion. Does not want to demolish any accessory structures. Joanna Jackson explained motions to C.J. Elliott.

Joanna Jackson's recommendation is to Remove or Demolish All Commercial and Accessory Structures within 60 days. Jerry Carrillo made a motion that based on information provided by staff, the commercial and accessory structures are found to be a public nuisance and based on that finding, moves to Repair, Remove or Demolish Commercial Structure, Remove or Demolish Accessory Structures #2 and #3, and Clean Out and Secure Accessory Structures #1 and #4 within 60 days. David Jacobo seconded the motion. Vote was 7 in favor and 0 against. Motion passed.

D. 705 Jones St. – accessory structure – Joe R. Ramirez; Victoria San Juan; Rusty Dean (Attorney-at-Law).

No action necessary. Pulled from agenda. Will be on next month's agenda.

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

Joanna Jackson stated:

14 properties have been demolished.

42 properties were removed from the list.

4 properties have orders for demolition.

10 properties have orders to be cleaned out and secured.

43 properties working with the Fire Prevention Office.

8 commercial properties on the list.

V. UPDATE ON PROPERTY AT 603 SPAULDING ST.

Fire place removed, new porch, major repairs are evident. Board excited about updates.

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

David Jacobo stated 307 N. Oakes not secure. Legal working on abatement contract. Joanna Jackson will then be able to proceed with abatement of building, then can demolish building. Al Torres stated that meanwhile next step is to issue citation. Wall is bowed even more. Al Torres will get an administrative search warrant on 06/02/2017. Ross Coleman going to put Fire Marshal order on building and bring it down.

VII. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

VIII. ADJOURNMENT.

Jerry Carrillo made a motion to adjourn the meeting at 4:43p.m. Rodney Mayberry seconded the motion. The vote was 7 in favor and 0 against.



Chairman Construction Board of Adjustments & Appeals