



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
Thursday, August 3, 2017
McNease Convention Center
501 Rio Concho Dr., Upstairs Meeting Room A**

(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.

Meeting was called to order at approximately 3:20p.m. by Vice-Chairman Richard Hanby. Following board members were present: Lyndon Butler, Jerry Carrillo, Bill Ford, Richard Hanby, and David Jacobo. Kevin Bond, Rodney Mayberry, and Brooks Wehner were absent from meeting. Also attending meeting were Building Official Alfonso Torres, Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, Dangerous Buildings Inspector Joanna Jackson, and Administrative Assistant Yvonne Bartz. Audience members were Ashley Petty, Bertha Ramos, Omar Ramos, Hughbert Robinson, Charla Swann, Samuel Urteaga, Eliseo Vasquez, and Annie Young.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM JULY 6TH, 2017 REGULAR MEETING.

Jerry Carrillo made a motion to approve meeting minutes. David Jacobo seconded motion. Vote was 5 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) Board members were given a compact disc with pictures of properties to review prior to meeting.

A. 125 E. 43rd St. – residential and accessory structures – Eliseo M. Vasquez; Belem B. Vasquez; Conseco Finance Servicing Corp.; Randall M. Thomas (Trustee); Wells Fargo Bank NA (Trustee), c/o Carrington Mortgage Services, LLC; Substitute Trustee – Carrington Mortgage Services, LLC. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **125 E. 43rd St.**

No action necessary by board at this time.

B. 809 N. Adams St. – residential and accessory structures – Aubrey Ann Petty; Dan Petty. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **809 N. Adams St.** Initial notice was sent on 01/22/2017. Building value is \$53,060/\$9,000.

No action necessary by board at this time. Buildings have been secured.

C. 3922 Columbia St. – residential structure – Jose H. Palacio; Rusty Dean (Attorney-at-Law). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **3922 Columbia St.** Initial notice was sent on 04/10/2017. Building value is \$3,830/\$5,270.

No contact with owner. Building has an expired permit – pulled in 2006 for alteration of residence. Violation of several of ordinances. No public comments.

Joanna'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 Remove or Demolish Residential Structure within 60 days. David Jacobo seconded motion. Vote was 5 in favor and 0 against. Motion passed.

D. 314 Montecito Dr. – residential and accessory structures – Jimmie Young; David Garcia; City of San Angelo – City Clerk. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **314 Montecito Dr.** Initial notice was not sent. Building value is \$67,670/\$9,000.

Voluntary demolition by owner. Wife of owner living there was incapable of upkeep. Foundation failing. Property has been vandalized after wife moved out. Mold present. Multiple violations. Mrs. Jimmie (Annie) Young stated that she agreed with Joanna Jackson's assessment and request.

Joanna's recommendation is to Remove or Demolish Residential and Accessory Structures within 60 days. Jerry Carrillo 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 Residential and Accessory Structures within 60 days. David Jacobo seconded motion. Vote was 5 in favor and 0 against. Motion passed.

E. 603 Spaulding St. – residential structure – Jesse M. Gomez; Elizabeth A. Gomez; Samuel Urteaga; Bernice Urteaga. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **603 Spaulding St.** Initial notice was sent on 06/09/2016. Building value is \$10,440/\$11,250.

Success story. Samuel Urteaga is nearly finished with house to where can be moved in to or sold.

Joanna's recommendation is to Release Residential Structure from Board Authority Immediately. Jerry Carrillo made a motion that based on information provided by staff, moves to Release Residential Structure from Board Authority Immediately. David Carrillo seconded motion. Vote was 5 in favor and 0 against. Motion passed.

F. 1327 State St. – residential structure – Neffaly Omar Ramos; Bertha Ramos. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **1327 State St.** Initial notice was sent on 01/21/2017. Building value is \$19,180/\$7,500.

Taxes are current. No permits. House has been vandalized several times. Roof is missing. Most break-ins thru back door. Multiple violations of ordinance. Omar Ramos spoke (Al Torres translated from Spanish to English). Omar Ramos wanted to know cost of demolition. Joanna Jackson estimated \$3,500. Omar Ramos wants to rehabilitate house, but can't get it repaired in 60 days. Needs 6-8 months at least. David Jacobo asked questions of Omar Ramos in Spanish. Jerry Carrillo asked if it was better to tear down house and rebuild or just remodel house. David Jacobo asked Joanna Jackson about length of orders for board. Joanna Jackson replied board can give a 30 day postponement, then Omar Ramos must return with a plan for repairs in 60 days. Omar Ramos changed his mind and decided he wants residence demolished.

Joanna'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 Remove or Demolish Residential Structure within 60 days. David Jacobo seconded motion. Vote was 5 in favor and 0 against. Motion passed.

G. 4105 Townview Ln. – accessory structure – Hughbert J. Robinson; Pamela Robinson; Freedom Mortgage Corp.; Black, Mann & Graham, LLP (Trustees). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **4105 Townview Ln.** Initial notice was sent on 07/21/2015. Building value is \$0/\$30,000.

Original estimate for demolition was \$3,400. Owner didn't want to pay that. Building is a remnant of a mobile home. Violation of nearly all ordinances. Hughbert Robinson spoke. Building is an abandoned project. Wants to do demolition himself, but needs 120 days. Joanna explained timelines that are allowed. Jerry Carrillo and Richard Hanby think demolition can be done in 60 days. Joanna Jackson said she would "call it good" if building was just a debris pile.

Joanna's recommendation is to Remove or Demolish Accessory Structure within 60 days. Jerry Carrillo made a motion that based on information provided by staff, the accessory structure is found to be a public nuisance and based on that finding, moves to Remove or Demolish Accessory Structure within 60 days. David Jacobo seconded motion. Vote was 5 in favor and 0 against. Motion passed.

**IV. UPDATE OF STATUS OF DANGEROUS BUILDING WITH ORDER BY THE CONSTRUCTION BOARD.
(Presentation by Joanna Jackson, Dangerous Building Inspector)**

A. 4215 Armstrong St.

Sprinkler system is still present in building. If owner removes entire sprinkler system by Monday (08/07/2017), then order is done, otherwise demolition order applies.

V. UPDATE ON UPCOMING CODE ADOPTIONS (Presentation by Building Official Alfonso Torres)

Al Torres spoke. He is submitting code adoptions to City Council for August 15, 2017, meeting, but is considering pushing back submittal date to September 5, 2017, meeting due to amount of items already submitted for August meeting.

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

Joanna stated:

22 properties have been demolished.

63 properties were removed from list.

1 properties have orders for demolition.

7 properties have orders to be cleaned out and secured.

60 properties working with Fire Prevention Office.

5 commercial properties on list.

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

Eliseo Vasquez wanted to ask questions about 125 E. 43rd St. Joanna Jackson stated she would speak to him after meeting.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

VII. ADJOURNMENT.

David Jacobo made a motion to adjourn meeting at 3:55p.m. Bill Ford seconded motion. Vote was 5 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals