



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
Thursday, November 02, 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.

Meeting was called to order at approximately 3:01p.m. by Chairman Kevin Bond. Following board members were present: Kevin Bond, Lyndon Butler, Bill Ford (3:06p.m.), Richard Hanby, David Jacobo, and Brooks Wehner. Jerry Carrillo, and Rodney Mayberry 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 Joe Chavarria, Rebecca Gray, Debbie Lara, Fernando Lara, Juan Rocha, and Hall Triplett.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM OCTOBER 5TH, 2017 REGULAR MEETING.

Brooks Wehner made a motion to approve meeting minutes. Richard Hanby 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. 420 E. 10th St. – residential and accessory structures – Larry D. Syler (Deceased); Jerry W. Searcy; Greg Gossett (Trustee); Rusty Dean (Attorney-at-Law); City of San Angelo (City Clerk). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **420 E. 10th St.** Initial notice was sent on 09/19/2017. Building value is \$42,090/\$13,440.

Taxes are 1 year behind. No contact with owner or heirs. Roof has a dip in it by vent. Leaking inside house. No one living inside except maybe vagrants. No utilities. Accessory structure cannot be secured – hiding place for vagrants. Rebecca Gray spoke. Motorcycle parked out front for months. Drug dealers/users in backyard. Police department will not respond unless owner calls them. Kevin Bond and Brooks Wehner asked questions about securing accessory building. Hall Triplett knew owners in past. Thinks that because it is across street from Baptist Memorial building is already under surveillance – so no there are no problems. Joanna Jackson has notified Code Enforcement about motorcycle as junk vehicle.

Joanna Jackson's recommendation is to Clean Out and Secure Residence and Accessory Buildings within 60 days. Richard Hanby 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 Buildings within 60 days. David Jacobo seconded motion. Vote was 6 in favor and 0 against. Motion passed.

B. 353 E. 28th St. – residential and accessory structures – Juan Manuel Rocha; Cristal Alexis Arreola. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation **353 E. 28th St.** Initial notice was sent on 09/19/2017. Building value is \$14,640/\$3,500.

No contact with owner until 11/02/2017. Accessory structure is a studio per Juan Rocha. No order needed on residence, just on accessory structure. Brooks Wehner asked if carport is attached to residence. Joanna Jackson replied no. Juan Rocha wants to fix up studio. Al Torres told Rocha to come visit with Permits

Division. Al Torres asked if 60 days was enough time. Rocha stated yes. Building is labeled as storage on Tom Green County Appraisal District website.

Joanna Jackson's recommendation is to Repair, Remove or Demolish Accessory Structure within 60 days. Brooks Wehner 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 Repair, Remove or Demolish Accessory Structure within 60 days. Lyndon Butler seconded motion. Vote was 5 in favor and 1 against. Motion passed.

C. 4453 Arden Rd. – residential and accessory structures – SM Construction, LLC; Steve Monreal (Registered Agent); Rose Monreal; Ryan M. Newlin; Catherine H. Newlin; Texas State Bank (Attn: Gary D. Cox). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **4453 Arden Rd.**

Owner has secured building. No action necessary by Construction Board.

D. 224 Bird St. – accessory structures – Fernando M. Lara; Debbie Lara; Rusty Dean (Attorney-at-Law. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation **224 Bird St.** Initial notice was sent on 04/10/2017. Building value is \$45,390/\$5,000.

Plan presented (see attachment) for repairing structure. Al Torres spoke to Fernando Lara. Owner wants to remove structure above 6' and leave rest as a fence. Will still appear to be a wall, but will be a fence. Al Torres stated he was ok with this. Fernando Lara spoke. Has already bought materials. Thinks he will be done within 30 days. Brooks Wehner asked Al Torres if he was ok with structure plan. Al Torres stated he is ok with plan. Joanna Jackson asked Brandon Dyson if no order could be given by Board. Dyson stated that Board would need to table this item for 30 days if not wanting to issue an order.

Joanna Jackson's recommendation is to Repair, Remove or Demolish Accessory Structure within 60 days. Richard Hanby 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 Table this item for 30 days. David Jacobo seconded motion. Vote was 6 in favor and 0 against. Motion passed.

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

Joanna stated:

- 25 properties have been demolished.
- 119 properties were removed from list.
- 9 properties have orders for demolition.
- 9 properties have orders to be cleaned out and secured.
- 39 properties working with Fire Prevention Office.
- 8 commercial properties on list.

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

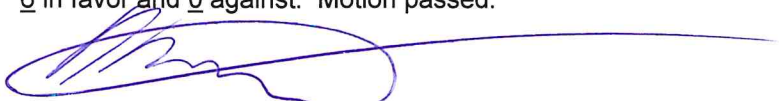
- 1. 3608 N. Chadbourne has been opened. 2-story apartment building. Joanna Jackson is process of posting "Stay Out By Order of Fire Marshal" order.
- 2. Rebecca Gray asked how to get hold of Code Enforcement for yard clean-ups and RV's parked in yards. Given contact information.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

VII. ADJOURNMENT.

Richard Hanby made a motion to adjourn meeting at 3:35 p.m. Brooks Wehner seconded motion. Vote was 6 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals