



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 04, 2018  
McNease Convention Center  
501 Rio Concho Dr., South Meeting Room – Room C**

(Due to technical difficulties, there was no audio recording of this meeting)

**I. CALL MEETING TO ORDER AND ROLL CALL.**

Meeting was called to order at approximately 3:06 p.m. by Chairman Kevin Bond. The following board members were present: Kevin Bond, Lyndon Butler, Jerry Carrillo, Bill Ford, Richard Hanby, David Jacobo, and Rodney Mayberry. Brooks Wehner was absent from the meeting. Also attending meeting were Building Official Alfonso Torres, Assistant City Attorney Brandon Dyson, Dangerous Buildings Inspector Joanna Jackson, and Administrative Assistant Yvonne Bartz.

**II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM NOVEMBER 2<sup>ND</sup>, 2017 REGULAR MEETING.**

Bill Ford made a motion to approve meeting minutes. Jerry Carrillo seconded the motion. Vote was 7 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)** Board members were given a compact disc with pictures of properties to review prior to meeting.

**734 W. Avenue Z – residential structure – Cruz G. Rodriguez (deceased); Maria Rodriguez; Carlos Rodriguez (c/o of Webb, Stokes & Sparks); Cruz Rodriguez; Maria Rodriguez; Christina Tomas; Josie Darter).** Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **734 W. Avenue Z**. Building value is \$18,820 / 7,500.

Joanna showed pictures of the residence. She noted that the board has seen this property previously. The board previously voted to clean out and secure the residence but upon reflection, the owners have decided that they would like to have the structure demolished instead. Al asked if the owners would demo the property themselves or simply wait for the 60 days to pass and let her demo the property. Joanna stated that with the owner's approval she could probably just go ahead and demo it before the 60 days were up but she's 90 days behind schedule with her work crews so she wouldn't be able to anyway. Brandon Dyson added that because of the order for 60 days, Joanna should wait the full 60 days regardless.

Joanna Jackson's recommendation is to Remove or Demolish 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 within 60 days. Bill Ford seconded the motion. Vote was 7 in favor and 0 against. Motion passed.

**B. 3608 N. Chadbourne St. – commercial structure – Miguel Torres Rosales; Nest Egg Properties; CHill Properties (dba Nest Egg Properties); CHill Properties (Attn: Chris Hill); Janie Giddiens (Premier Property Management); River City Apartments (Attn: David H. Walter); US Bank NA; Lee M. Kirner (Trustee); Cantey Hanger, LLP; Apartment Info Referral Services, Inc.** Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **3608 N. Chadbourne St**. Initial notice was sent on December 15th. Building value is \$328,610/39,860.

Joanna showed pictures and gave a presentation on the building's condition. Bill noted that the building was structurally solid. Kevin asked if there were any tax liens on the property. Joanna said yes there is a tax lien, but it's only a \$68 State lien. Joanna added that there is a mortgage on the property. Jerry asked how often

we recover our costs on commercial properties. Joanna said more often than one would think. Joanna reminded board members to limit side conversations during the hearing.

Joanna Jackson's recommendation is to Clean out Secure 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 Clean out and Secure within 60 days. David Jacobo seconded the motion. Vote was 7 in favor and 0 against. Motion passed.

**C. 1918 Hudson St. – residential and accessory structures – Antonio C. Garcia; George C. Garcia; Rusty Dean (Attorney-at-Law); City of San Angelo (City Clerk).** Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **1918 Hudson St.** Initial notice was sent on October 9, 2017. Building value is \$19,660//10,760.

Joanna showed pictures and gave a presentation of the building's condition. She noted that this is the 3<sup>rd</sup> time we've dealt with this property. Kevin asked if she's had any contact with the owners. Joanna said that she's had no contact on any of the 3 times she's dealt with this property. Jerry asked if taxes were current. Joanna said they were 2 years in arrears. Rick asked why we didn't ask for a demolition before and Joanna said the board did order one building to be demolished but that a tenant was living in the principal building at the time. Joanna wanted to do more but couldn't get cooperation from the owner.

Joanna Jackson's recommendation is to Remove or Demolish within 60 days.

Rodney Mayberry 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 within 60 days. Rick Hanby seconded the motion. Vote was 7 in favor and 0 against. Motion passed.

**D. 1612 Mission Ave. – residential structure – Maria del Socorro Martinez (deceased); City of San Angelo (City Clerk); Rusty Dean (Attorney-at-Law).** Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **1612 Mission Ave.** Initial notice was sent on October 9, 2017. Building value is \$41,470/9,750.

Joanna showed pictures and essentially stated that there are people living in the structure with no utilities.

Joanna Jackson's recommendation is to Vacate, Clean out and Secure within 60 days.

Rick Hanby 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 Vacate, Clean Out and Secure within 60 days. Jerry Carrillo seconded motion. Vote was 7 in favor and 0 against. Motion passed.

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

Joanna stated:

24 properties have been demolished.  
124 properties were removed from list.  
8 properties have orders for demolition.  
8 properties have orders to be cleaned out and secured.  
60 properties working with Fire Prevention Office.  
6 commercial properties on list.

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

There were no public comments.

**VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.**

Al asked the board for direction on 224 Bird St. They had a case brought to the board previously because a roof had collapsed leaving a deteriorated wall standing alone on the property line. Al verified that the wall had been modified/converted to a 6' tall fence with support posts and was not a danger. The board consensus was not to bring that back for future consideration.

**VII. ADJOURNMENT.**

Bill Ford made a motion to adjourn meeting at 3:40 p.m. Rick Hanby seconded motion. Vote was 7 in favor and 0 against. Motion passed.

  
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Chairman Construction Board of Adjustments & Appeals