



The City Of

# San Angelo, Texas

52 W. College Avenue  
San Angelo, TX 76903

## Construction Board of Adjustments and Appeals Regular Meeting Minutes Thursday, October 8, 2020 Meeting was Held Virtually

(A public, free-of-charge audio/video broadcast of the meeting will be available on the City's YouTube channel at: [www.youtube.com/CityofSanAngelo](http://www.youtube.com/CityofSanAngelo))

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

Meeting was called to order at approximately 3p.m. by Chairman Brooks Wehner. Following board members were present: Lyndon Butler, David Jacobo, Roger Julien, and Brooks Wehner. John Rodgers was absent from meeting. Also attending meeting were Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, Rae Lineberry (Host of Zoom Meeting), Fire Administrative Assistant Amber Timm, Fire Investigator Brenna Matthews and Dangerous Buildings Inspectors Ross Coleman, Clinton Gibbens and Samantha Schwartz.

### II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM MARCH 5<sup>TH</sup>, 2020 REGULAR MEETING.

Lyndon Butler made a motion to approve meeting minutes. Roger Julien seconded motion. Vote was 4 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 Samantha Schwartz and Clinton Gibbens, Dangerous Building Inspectors)

**A. 705 Jones St. – residential structure – Victoria San Juan; Joe Ramirez (Deceased); Rusty Dean (Attorney-at-Law); City of San Angelo (City Clerk).** Clinton Gibbens, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **705 Jones St.** Initial notice was sent on 06/19/2019. Building value is \$15,260/\$9,260.

Property pulled by Fire Prevention. Property was sold at auction on 10/07/2020. New owner has already commenced work on property.

**B. 2747 University Ave. – residential structure – Frank W. Deloria; Occupant(s).** Clinton Gibbens, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **2747 University Ave.** Initial notice was sent on 05/12/2020. Building value is \$140,940/\$116,360.

Owner is deceased – Clinton Gibbens has obituary notice. Taxes are delinquent on property by \$946.66. Random vehicles in front yard. Front windows of residence boarded up. Back yard has heavy fire load. No utilities – water or electric. Owner's son – Frank Deloria, Jr. – living inside residence. Has received citation for living in structure with no utilities. Oldest brother lives in Mississippi. Just wants to board structure to start, then bring residence to code for habitation. Occupant refusing to turn on utilities. Samantha Schwartz has been inside residence. Inside is completely full of trash. Occupant keeps bringing in stuff. Brooks Wehner asked if there were any public comments. None.

Clinton Gibbens' recommendation is to Clean Out and Secure Residence within 60 days. Roger Julien 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 Residence within 60 days. Lyndon Butler seconded motion. Vote was 4 in favor and 0 against. Motion passed.

### IV. UPDATE OF THE DANGEROUS BUILDING LIST STATUS.

(Presentation by Samantha Schwartz and Clinton Gibbens, Dangerous Building Inspectors)

Clinton Gibbens' stated:

- 6 Demolitions
- 6 Complaints
- 10 Working with Owners
- 2 Re-inspects/Progress
- 16 Waiting on response and Code to clear brush
- 2 Demo Permits waiting to be done

Brooks Wehner commented that he had gone by demo on Oakes Street and was impressed with outcome.  
Ross Coleman stated that they were able to do the demolition without any damage to Cabinet Shop.

**V. PUBLIC COMMENTS (ON MATTERS OF INTEREST FOR FUTURE CONSIDERATION).**  
None.

**VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.**  
Ross Coleman stated Fire Prevention Department is working with multiple owners and getting a great deal of voluntary compliance.

**VII. ADJOURNMENT.**  
Lyndon Butler made a motion to adjourn meeting at 3:16p.m. David Jacobo seconded motion. Vote was 4 in favor and 0 against. Motion passed.



---

Chairman Construction Board of Adjustments & Appeals