



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 05, 2021 - 3:00 P.M.  
City Hall  
72 W. College St., East Mezzanine Conference Room**

(To listen to an audio recording of this meeting in its entirety, submit your request in writing to Charlie Kemp, Building Official)

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

Meeting was called to order at approximately 3:03p.m. by Vice-Chairman Lyndon Butler. Following board members were present: Scott Allison, Lyndon Butler, David Jacobo, and Roger Julien. John Rodgers and Brooks Wehner were absent from meeting. Also attending meeting were Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, and Dangerous Buildings Inspectors Ross Coleman and Samantha Schwartz.

**II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM MAY 6<sup>TH</sup>, 2021 REGULAR MEETING.**

David Jacobo made a motion to approve meeting minutes. Scott Allison 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 Ross Coleman, Dangerous Building Inspectors)**

**A. 202 E. 22<sup>nd</sup> St. – residential structure – Darlene Crabtree (Deceased); Occupants; Rusty Dean (Attorney-at-Law).** Ross Coleman, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **202 E. 22<sup>nd</sup> St.** Initial notice was sent on 12/16/2019 & 07/07/2021. Building value is \$21,720 (\$13,100/\$8,620).

Taxes behind \$3,323.36. Single story residence. Multiple holes in siding. Owners have tried to make repairs. Lots of water damage due to lack of repairs. Bones of structure are good. Outside is coming apart. Did not have water connected until 08/05/2021. Owners are in process of trying to get all trash hauled off. Sister is living in house. Jack Hill spoke. He just received notice on 07/30/2021. Has hauled off trash. Has cut down overgrown bushes and trees. Will remove front fence. In process of making repairs to property. Lyndon Butler stated recommended order is for Vacate/Clean Out and Secure residence. Ross Coleman stated water had been a big issue. Sister is disabled. Lyndon Butler stated to Jack Hill that Samantha Schwartz would work with him on property.

Ross Coleman's recommendation is to Vacate/Clean Out and Secure Residence within 60 days. Scott Allison 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 Residence within 60 days. Roger Julien seconded motion. Vote was 4 in favor and 0 against. Motion passed.

**B. 1715 Pope St. – residential structure – Erik Adrian Martinez; City of San Angelo (City Clerk).** Ross Coleman, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **1715 Pope St.** Initial notice was sent on 06/22/2021. Building value is \$24,970 (\$19,610/\$5,360).

Siding coming off gable. Multiple windows and doors broken out. Holes in roof. Water collecting inside. Having trouble keeping property secured. Accessory Building is leaning. Hole under concrete foundation of residence large enough for person to crawl into. Inside is deteriorating. Walkway collapsing. Uninhabitable. No utilities. Owner wants structure demolished. Danger for firefighters. Attractive nuisance for children. Lyndon Butler asked Brandon Dyson if the property would require 1 or 2 motions. Brandon Dyson stated

one motion would remove both structures.

Ross Coleman's recommendation is to Remove or Demolish Residential Structure and Accessory Building within 60 days. David Jacobo 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 and Accessory Building within 60 days. Scott Allison seconded motion. Vote was 4 in favor and 0 against. Motion passed.

**C. 1354 State St. – residential structure – Apolinar Torres; Irene H. Torres (Deceased); Rusty Dean (Attorney-at-Law); City of San Angelo (City Clerk).** Ross Coleman, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **1354 State St.** Initial notice was sent on 06/29/2021. Building value is \$45,530 (\$37,250/\$8,280).

Taxes behind \$5,243.21. Fire inside residence spread from back to front. Left side structure – completely burned out. Right side structure – severe smoke damage. Unable to secure structure due to fire and weather damage. Owners are deceased. Probably end as tax sale for land. Daughter does not want property.

Ross Coleman's recommendation is to Remove or Demolish Residential Structure within 60 days. David Jacobo 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. Roger Julien 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 Ross Coleman, Dangerous Building Inspectors)**

Ross Coleman stated:

- 6 Board Orders for Demolition
- 1 Demolition (811 N. Chadbourne St.)
- 22 Secure, Clean Out and Vacate
- 95 Working Properties
  - 40 Working with Owners
  - 17 Working with Tax Attorney/Code Enforcement
  - 38 Waiting on Response

1. Ross Coleman stated the Knights Inn (402 W. Beauregard Ave.) now had the stairs installed after finally pulling a permit. He will be contacting Permits Division to find out status of inspections.
2. Ross Coleman stated Operations Division will be able to demolish buildings for 1 week in November. They will demolish as many buildings as possible during that week. Ross Coleman stated he was informed just before Board meeting started.

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

Ross Coleman stated Charlie Kemp has told him Permits Division is about to start process for adoption of new codes and wants Construction Board members involved.

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

Brandon Dyson stated when Knights Inn has finished with installation of stairs, Ross Coleman will need to return to Board to get a Release Order on the property.

**VII. ADJOURNMENT.**

David Jacobo made a motion to adjourn meeting at 3:31 p.m. Roger Julien seconded motion. Vote was 4 in favor and 0 against. Motion passed.



11/3/21

Chairman Construction Board of Adjustments & Appeals