



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
November 04, 2021
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 3p.m. by Chairman Brooks Wehner. Following board members were present: Scott Allison, Lyndon Butler, David Jacobo (3:04p.m.), Roger Julien, John Rodgers (3:01p.m.), and Brooks Wehner. Also attending meeting were Building Official Charlie Kemp, Assistant Building Official Austin Ayers, Permits Clerk Debbie McCleery, Assistant City Attorneys Brandon Dyson and Holly Voth, and Dangerous Buildings Inspectors Ross Coleman, Samantha Schwartz and Anthony Godines.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM AUGUST 5TH, 2021 REGULAR MEETING.

Lyndon Butler 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. 4325 Bowie St. – residential structure – David J. Bridges; City of San Angelo (City Clerk). Ross Coleman, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **4325 Bowie St.** Initial notice was sent on 09/29/2021. Building value is \$42,860.

Taxes are current. Fire Marshal office has been working on property for 2 years. Placard above door from Fire Department indicates significant damage to structure. Fire Department will only fight fire from outside. Bricks are sagging. Asbestos siding. Addition is collapsing. No power. Has been boarded. Kids are still going inside. Have been several fires inside. Entire building is collapsing. Roof is degraded. No questions from Board or public.

Ross Coleman's recommendation is to Remove or Demolish Residential Structure 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 Remove or Demolish Residential Structure within 60 days. Roger Julian seconded motion. Vote was 6 in favor and 0 against. Motion passed.

B. 125 E. Avenue L – residential structure – Bernie Longoria; Gilbert Chapoy. Ross Coleman, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **125 E. Avenue L**. Initial notice was sent on 09/29/2021. Building value is \$8,580.

Taxes are current. Property previously had involved structure fire. Owner pulled permit in 2019 – now expired. Significant burn damage throughout house – front to back. No questions from Board or public. Brandon Dyson asked if address was correct on agenda since different from PowerPoint Slide. Ross Coleman replied that agenda address is correct.

Ross Coleman's recommendation is to Remove or Demolish Residential Structure within 60 days. Lyndon Butler 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 6 in favor and 0 against. Motion passed.

C. 2331 Lillie St. – residential structure – Mary L. Chappell; Arthur M. Ussery. Ross Coleman, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **2331 Lillie St.** Initial notice was sent on 06/29/2021. Building value is \$6,050.

Taxes are current. Small structure – probably under 600 sqft. Sheet metal on top. Shingles on sides. Barely standing. Transients and kids going inside. Has been boarded numerous times. No Board or public questions.

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. Lyndon Butler seconded motion. Vote was 6 in favor and 0 against. Motion passed.

D. 934 Murphy St. – residential structure – CTBL LLC dba Pool Pros. Ross Coleman, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **934 Murphy St.** Initial notice was sent on 09/30/2021. Building value is \$39,570.

Taxes are current. Significant fire damage inside. Roof wavy on outside due to intense heat from fire inside. Multiple old sidings falling off. Asbestos siding. Windows broken. Fire damage is front to back, top to bottom. Fire was over 1 year ago. Multiple transients are in/out. No public comments.

Ross Coleman's recommendation is to Remove or Demolish Residential Structure 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 Remove or Demolish Residential Structure within 60 days. Lyndon Butler seconded motion. Vote was 6 in favor and 0 against. Motion passed.

E. 2104 S. Randolph St. – residential structure – Maria Delrosario Chavez. Ross Coleman, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **2104 S. Randolph St.** Initial notice was sent on 09/30/2021. Building value is \$9,470.

Taxes are current. Multiple siding. Composite shingle roofing. Holes through siding. Weather damage. Open wiring. Wood siding covered with concrete. House has shifted. Brooks Wehner asked if all pictures shown were of same property. Samantha Schwartz replied "yes – just at different times". Alejos Sanchez spoke. House belongs to deceased mother. Brandon Dyson stated that Alejos Sanchez needed to talk to an attorney to probate estate so can get house transferred to his name. Alejos Sanchez claims he can fix property. Brooks Wehner asked how long property has been vacant. Alejos Sanchez replied two years. Brandon Dyson explained probate process. David Jacobo asked Brandon Dyson if Alejos Sanchez can make repairs while property is in probate. Yes. John Rodgers stated that Alejos Sanchez needed to talk to Charlie Kemp with Building Department so Alejos Sanchez can pull building permit but must hire trades to do work. Ross Coleman stated there is more damage than Alejos Sanchez is claiming. Property is not currently able to be occupied. Alejos Sanchez claims he has not received any notices on the property. Samantha Schwartz stated she has sent letters to Sanchez's address and to property address. All were returned to Samantha Schwartz. Brooks Wehner asked about Clean Out and Secure Order with Conditions. Ross Coleman stated needed a Repair Order. Ross Coleman asked Alejos Sanchez how long he needed to make repairs. Alejos Sanchez stated he needed to know what was needed. Multiple discussions on number of days allowed. Brandon Dyson stated Board can only authorize 60 days unless written plan approved. Brooks Wehner asked if Board could order Repair Order or could table property until December. Alejos Sanchez was agreeable with suggestions.

Ross Coleman's recommendation is to Remove or Demolish Residential Structure within 60. Scott Allison made a motion to Table Property until next (December) meeting. David Jacobo seconded motion. Vote was 6 in favor and 0 against. Motion passed.

Scott Allison left meeting at 3:26 p.m.

IV. UPDATE OF THE DANGEROUS BUILDING LIST STATUS. (Presentation by Samantha Schwartz and Ross Coleman, Dangerous Building Inspectors)

Ross Coleman stated:
 1 Demolished (Commercial)

- 11 With Orders for Demolition
- 20 With order for Clean Out and Secure
- 104 Working Properties
- 51 Working with Owners
- 53 Working with Other Departments/NOV sent

V. Consideration and possible action regarding release of 402 W. Beauregard Ave. from prior Board Order dated May 6, 2021, and recorded at Document No. 202108106, Official Public Records of Tom Green County, Texas, requiring that the structure be improved with a fire code compliant stairwell and that specified rooms be vacated until such time that the stairwell is constructed and approved by the City of San Angelo.

Ross Coleman stated stairwell has been installed. Had to pull an asbestos survey. Brandon Dyson recommended the release to make the paperwork cleaner. No public comments. Lyndon Butler made a motion that the property be released from Board authority. David Jacobo seconded motion. Vote was 5 in favor and 0 against. Motion passed.

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

John Rodgers asked why City doesn't hire professional inspectors. Ross Coleman explained reasoning and codes and cost – very expensive. Ross Coleman explained demolition process to John Rodgers. Small budget and ends at property auction.

VII. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

Brandon Dyson introduced Holly Voth – new assistant city attorney. Ross Coleman introduced Anthony Godines – new fire marshal assigned to dangerous buildings.

VIII. ADJOURNMENT.

Roger Julien made a motion to adjourn meeting at 3:46p.m. Lyndon Butler seconded motion. Vote was 5 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals