



The City Of

# San Angelo, Texas

52 W. College Avenue  
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals  
Regular Meeting Minutes  
October 05, 2023  
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 Charlie Kemp. Following board members were present: Scott Allison, Gary Cortese, Chris Kinsey, Jordan Sefcik, and Michael Spencer. Laura Beth Calvert was absent from meeting. Also attending meeting were Building Official Charlie Kemp, Deputy Building Official Austin Ayers, Permits Clerk Debbie McCleery, Assistant City Attorney Holly Voth.

**II. NOMINATION AND ELECTION OF CHAIRMAN AND VICE-CHAIRMAN.**

Gary Cortese nominated Scott Allison for Chairman and Chris Kinsey for Vice-Chairman. Jordan Sefcik seconded motion. Vote was 5 in favor and 0 against. Motion passed.

**III. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM DECEMBER 01, 2022, REGULAR MEETING.**

Chris Kinsey made a motion to approve meeting minutes. Gary Cortese seconded motion. Vote was 5 in favor and 0 against. Motion passed.

**IV. PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE ACTION REGARDING DANGEROUS BUILDINGS FOR ORDERS TO SECURE, REPAIR, REMOVE OR DEMOLISH STRUCTURES AT THE FOLLOWING LOCATIONS. (Presentation by Eric Martinson and Billy Clemons, Dangerous Building Inspectors)**

**A. 310 E 10th St. – residential structure – Belinda Rodriguez.** Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **310 E 10th St.** Initial notice was sent on 01/04/2023. Building value is \$51,190.

Currently working with Belinda Rodriguez (Marie R Edwards – owner – deceased). Structure has been damaged by vandals. Everything open. Porch falling off house. Billy Clemons spoke with Belinda Rodriguez. She stated she wanted to demolish house on her own. Has made multiple excuses why it has not been done. Fire inside house two years ago. Been 6 months since last contact with Belinda Rodriguez. House is gutted. Gary Cortese asked about cost of demolition. Billy Clemons stated amount is unknown. Most of cost is debris removal. Demolition usually takes less than one day. Chris Kinsey clarified that owner wants house demolished. Yes

No recommendation by Fire Marshall. Jordan Sefcik 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 Demolish and Remove structure within 60 days. Michael Spencer seconded motion. Vote was 5 in favor and 0 against. Motion passed.

**B. 1823 W. Avenue N – commercial structure – Blanca Cortez.** Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **1823 W. Avenue N.** Initial notice was sent on 06/28/2023. Building value is \$283,630.

Wood awning in front falling apart. Windows and wall damaged by vandalism – no inside protection. Exterior walls – large cracks and holes. Eaves open to elements. Cracks from foundation to roof. Holes in wall large enough to allow transients to enter building. No electricity. Chris Kinsey asked if owner was contacted – letters have been returned. No feed back on future plans. Scott Allison has personal knowledge of building – thinks situation will get worse. Lienholder has tried to buy property. Lienholder hopes city will demolish building. Blanca Cortez currently on 3<sup>rd</sup> tax lien loan. Scott Allison asked if lienholder would demolish building. Probably. Chris Kinsey asked what notices have been received. Eric Martinson stated no success in moving situation along. Gary Cortese asked if Blanca Cortez has responded at all. No.

Eric Martinson recommendation is none. Chris Kinsey 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

Demolish and Remove structure within 60 days. Gary Cortese seconded motion. Vote was 5 in favor and 0 against. Motion passed.

**C. 6009 Equestrian Blvd. – residential structure – Dillon Greer.** Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **6009 Equestrian Blvd.** Initial notice was sent on 07/14/2023. Building value is \$528,190.

Taxes currently \$25,113.29 due 10/05/2023. Structure damaged by fire. Completely open. Structure has backyard pool – fence is down. Fire burned through roof over garage. Gary Cortese asked if water still in pool. Yes. Scott Allison asked if house covered by insurance. No. House was bought in foreclosure. Chris Kinsey asked about Dillon Greer’s plans – none really. Scott Allison asked Gary Cortese if house can be repaired. Billy Clemons stated Dillon Greer has no money to make repairs. Billy Clemons described damage and fire fighting efforts at time of fire. Chris Kinsey asked about possible Clean Out and Secure order if property stays on list.

Eric Martinson recommendation is to Demolish and Remove structure within 60 days. Gary Cortese 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 property to Fire Marshal specifications and empty pool within 60 days. Michael Spencer seconded motion. Vote was 5 in favor and 0 against. Motion passed.

**V. UPDATE OF DANGEROUS BUILDING LIST STATUS.**

**(Presentation by Eric Martinson and Billy Clemons, Dangerous Building Inspector)**  
Two properties removed. Just the three properties on agenda remain.

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

None.

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

None.

**VIII. ADJOURNMENT.**

Gary Cortese made a motion to adjourn meeting at 4:03p.m. Michael Spencer seconded motion. Vote was 5 in favor and 0 against. Motion passed.

  
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Chairman Construction Board of Adjustments & Appeals