



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

Construction Board of Adjustments and Appeals Regular Meeting Minutes

April 04, 2024

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 3:05p.m. by Chris Kinsey. Following board members were present: Laura Beth Calvert, Gary Cortese, Chris Kinsey, Jordan Sefcik, and Michael Spencer. Scott Allison was absent from meeting. Also attending meeting were Building Official Charlie Kemp, Deputy Building Official Austin Ayers, Permits Clerk Debbie McCleery.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM MARCH 07, 2024, REGULAR MEETING.

Michael Spencer made a motion to approve meeting minutes. Jordan Sefcik seconded motion. Vote was 5 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 Desha Turner and Billy Clemons, Dangerous Building Inspectors)

A. 125 W Avenue C – Residential structure – Beatrice Enriquez. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **125 W Avenue C**. Initial notice was sent on 04/26/2022, 08/2023, and 03/11/2024. Building value is \$83,710.

Taxes are \$9,431.82. Last payment on 01/28/2020. No utilities for several years. Porch collapsed in front. Addition is collapsing. Structure totally unsecured. Brick falling off. Roof collapsing. Overgrown. Back porch is collapsing. Accessory structure is collapsing. Abandoned vehicle on property. Contact is Peter Lomely in California. Owner (Beatrice Enriquez) deceased for 2 years. Laura Beth Calvert wanted to know why property not on Tax Trustee Sale. Desha Turner will contact TGCAD for answer. Multiple Board comments. Property meets 25 of 26 points for demolition. Laura Beth Calvert made motion to defer property until next meeting – no second. Withdrew motion.

Desha Turner's recommendation is to Demolish or Remove Residential Structure and Accessory Structure within 60 days. Michael Spencer 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 or Remove Residential Structure and Accessory Structure within 60 days. Jordan Sefcik seconded motion. Vote was 5 in favor and 0 against. Motion passed.

B. 202 E Avenue K – Commercial structure – Samuel Arambula. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **202 E Avenue K**. Initial notice was sent on 03/11/2024. Building value is \$94,040.

Taxes: no balance. No utilities. Long history as Boarded Building. Concrete structure – sections are boarded. Rear of property most often not boarded. Interior is collapsing. Heavy fire load. Meets 24 of 26 points for demolition. Spotty contact with owner - Samuel Arambula. Last time was 03/25/2024. Arambula does not want to demolish property. Multiple Board comments.

Desha Turner's recommendation is to Demolish and Remove Commercial Structure within 60 days. Laura Beth Calvert 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 Demolish and Remove Commercial Structure within 60 days. Gary Cortese seconded motion. Vote was 5 in favor and 0 against. Motion passed.

C. 323 W Avenue V – Residential structure – Geneva Muniz. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **323 W Avenue V**. Initial notice was sent on 09/07/2023. Building value is \$41,720.

Taxes: no balance. No utilities. Geneva Muniz does not want property demolished. Board ordered Demolish and Remove order at 11/02/2023 meeting. No Boarded Building permit. No contact with Muniz. If structure is demolished, then new structure would conform to current zoning (RS-1). Back of structure not secured – siding is off. Porch is

collapsing. 23 of 26 points met for demolition. Last contact with Muniz was 03/19/2024. Desha Turner spoke with Muniz at Muniz's home and spoke freely with Desha Turner. Multiple Board comments. Fire Marshal office unaware of public complaints. Joe Chavaria spoke. Plumbing bad in house. Opinion is it will be extremely difficult to rehab property. Foundation is bad. Gary Cortese verified zoning is RS-1. Charlie Kemp stated owners will not be able to go back with non-conforming structure (duplex). If structure is gutted and remodeled, everything must meet current zoning and codes.

Desha Turner's recommendation is to Demolish and Remove Residential Structure within 60 days. 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 Residential Structure within 60 days. Gary Cortese seconded motion. Vote was 5 in favor and 0 against. Motion passed.

**IV. UPDATE OF DANGEROUS BUILDING LIST STATUS.
(Presentation by Desha Turner and Billy Clemons, Dangerous Building Inspector)**

Desha Turner in process of securing demolition permits for properties due after 05/06/2024. Once permits secured, then Stormwater will perform demolitions. Desha Turner and Billy Clemons will be personally present at each demolition. 6009 Equestrian: Code Compliance and Health Department visited property. Fence is secure and in compliance.

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

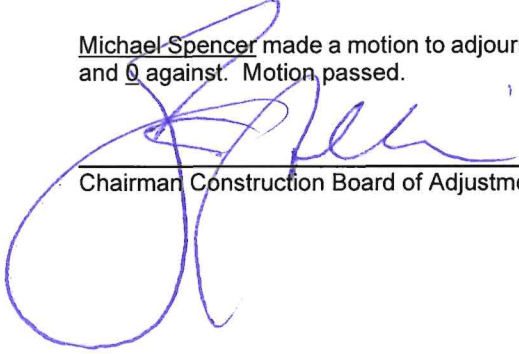
Charlie Kemp reminded Board members to watch the Open Meetings Act video and get their certificate to Debbie McCleery.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

VII. ADJOURNMENT.

Michael Spencer made a motion to adjourn meeting at 3:52p.m. Jordan Sefcik seconded motion. Vote was 5 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals