

**CITY OF EL PASO, TEXAS
BUILDING AND STANDARDS COMMISSION BOARD PANEL "A"
2nd FLOOR, CITY COUNCIL CHAMBERS
November 28, 2007**

MINUTES

The building & Standards Commission Panel "A" held a public hearing in City Council Chambers 2nd Floor of the City Hall Building on Wednesday, November 28, 2007, at 5:30 p.m. with the following members present:

Board Members Present:

Carl Robinson
Armando Uranga (alternate)
James Ratliff (alternate)
Hershel Stringfield (alternate)
Gregory Bowling
Fernando Santana
Margie Aguilar-Desrosier

Others Present:

Larry F. Nichols, Building Official
Ernesto Rodriguez, Assistant City Attorney
Bill Stern, Chief Building Inspector
Leo Casso-Lopez, Building Inspector Supervisor
Zuleika Davila, Building Inspector
Manuela Avalos, Building Inspector
Nancy Spencer, Recording Secretary
Raul Bueno, Building Inspector
Robert Gonzalez, Building Inspector
Rodolfo Valles, Building Inspector

Absent Members:

Michael Bray
Francisco D.Salazar

Motion made by Gregory Bowling to nominate Carl Robinson as acting chairperson unanimously carried.

Acting Chairperson Carl Robinson called the meeting called to order at 5:35 p.m.

AGENDA

II. Approval of minutes for the meeting held September 26, 2007.

Larry Nichols recommended postponing approval of the minutes until the next board meeting of January 30, 2008

Margie Aguilar-Desrosier's motion, seconded by Armando Uranga to postpone approval of the minutes until the next board meeting carried unanimously.

Regular Items:

III. Public hearing to determine if the property located at 2705 Grant Avenue in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated October 10, 2007. The owners of this property, Jose Chacon, AKA Jose L. Chacon, Jorge Chacon & Rosa Maria Chacon (**the "Owners"**), 2705 Grant Ave., El Paso, Texas 79930,, have been notified of the violations at this property.

Nellie Avalos gave presentation.

Ben Ybarra from the Fire Department was present for discussion.

The property owner was not present for discussion.

Motion made by Margie Aguilar-Desrosier, seconded by Gregory Bowling to accept staff recommendations unanimously carried.

- 1) The owner has been notified of the violations at this property, to secure and clean the premises, to date there has been no response or corrective action taken, therefore the Department recommends that it be found:
- 2) That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 3) That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 4) That the structure's certificate of occupancy be revoked; and
- 5) That the structures cannot be repaired; and
- 6) That the structures be demolished within 30 days; and
- 7) That the property be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
- 8) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

IV. Public hearing to determine if the property located at 182 Coronado Road in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated January 9, 2007. The owner of this property, Jose Antonio Hernandez (**the "Owner"**), 2645 Pikake Street, San Diego, CA 92154, has been notified of the violations at this property.

Zuleika Davila gave presentation. Board members were provided with an update on this case.

The property owner was not present for discussion.

Police officer Chris Cordova from the Police Department was present for discussion.

Motion made by Hershel Stringfield, seconded by Gregory Bowling to accept staff recommendations unanimously carried.

The owner has been notified of the violations at this property to secure and clean the premises, to date there has been no response or corrective action taken, therefore the department recommends that it be found:

- 1) That the main structure and accessory buildings be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the buildings are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structure cannot be repaired; and
- 5) That the main structure and accessory buildings be demolished within 30 days; and
- 6) That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and

7) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

V. Public hearing to determine if the property located at 5805 Dearborne, in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated May 11, 2007. The owner of this property, Daniel E. Yanez (**the "Owner"**), 9960 McCombs St., Apt. 11A, El Paso, Texas 79924, has been notified of the violations at this property.

Leo CassoLopez gave presentation.

The property owner was not present for discussion.

Motion made by Margie Aguilar-Desrosier, seconded by Armando Uranga to accept staff recommendations unanimously carried.

- 1) The owner has been notified of the violations at this property to secure and clean the premises, to date there has been no response or corrective action taken, therefore the department recommends that it be found:
- 2) That the main structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 3) That the building is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 4) That the structure's certificate of occupancy be revoked; and
- 5) That the structure can be repaired; and
- 6) That the main structure be secured and maintained secured within 30 days; and
- 7) That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
- 8) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

VI. Public hearing to determine if the property located at 163-165 Newman, in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated September 18, 2007. The owner of this property, Trinidad Ann Delgado Corral & Francisco Corral (**the "Owners"**), 163 Newman #8, El Paso, Texas 79901, have been notified of the violations at this property.

Nellie Avalos made presentation.

The commission was advised that the property owner has obtained a demolition permit and demolition of the property has started.

Property owner Trinidad Ann Delgado Corral was present for discussion.

Deputy Director Larry Nichols recommended to proceed with staff recommendations and comply.

Motion made by Hershel Stringfield, seconded by Armando Uranga to accept staff recommendations, unanimously carried.

The owner has been notified of the violations at this property to demolish, secure and clean the premises, to date there has been no response or corrective action taken, therefore the Department recommends that it be found:

- 1) That the structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structure cannot be repaired; and
- 5) That the structure be demolished within 30 days; and
- 6) That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
- 7) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Deputy Director Larry Nichols thanked members for their service and advised them of the mandatory public service training that they have to attend.

XI. Adjournment

Motion was unanimously carried to adjourn this meeting at 6:20 p.m.

Carl Robinson, Acting Chairperson

Bill Stern, C.B.O., Chief Building Inspector
Development Services Department