

**CITY OF EL PASO, TEXAS  
BUILDING AND STANDARDS COMMISSION BOARD PANEL "A"  
2<sup>nd</sup> FLOOR, CITY COUNCIL CHAMBERS  
SEPTEMBER 26, 2007**

**MINUTES**

The building & Standards Commission Panel "A" held a public hearing in City Council Chambers 2<sup>nd</sup> Floor of the City Hall Building on Wednesday, September 26, 2007, at 5:30 p.m. with the following members present:

**Board Members Present:**

Fred Dalbin  
Carl Robinson  
Paul Zacour  
Sema Gonzalez  
Michael Bray  
Margie Aguilar-Desrosiers

**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

**Absent Members:**

Tedd Richardson  
John Cordova  
Francisco D.Salazar

**Motion made by Fred Dalbin to nominate Michael Bray as acting chairperson unanimously carried.**

Acting Chair Michael Bray called the meeting called to order at 5:43 p.m.

**AGENDA**

II. Approval of minutes for the meeting held July 25, 2007.

**Motion made by Carl Robinson, seconded by Sema Gonzalez to accept approval of the minutes, carried with 2 abstentions, Fred Dalbin and Margie Aguilar-Desrosiers.**

Regular Items:

III. 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 September 12, 2006. 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.

Larry Nichols recommended postponement of case until the meeting of November 28, 2007.

Jaime Gallegos, representative for the owner advised the delinquent taxes on the property would be paid.

**Motion made by Fred Dalbin, seconded by Carl Robinson to postpone case until the meeting of November 28, 2007 unanimously carried.**

- IV. Public hearing to determine if the property located at 10057 Ontario St. 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 16, 2007. The owner of this property, Aida Gerena (the "Owner"), 10057 Ontario St., El Paso, Texas 79924, has been notified of the violations at this property.

Zuleika Davila gave presentation.

The property owner was not present for discussion.

Public comment from Joe Wilson was made.

**Motion made by Carl Robinson, seconded by Margie Aguilar-Desrosiers 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 be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
  2. That the building 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 can be repaired; and
  5. That the main structure be secured 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 5833 Macias St., 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 June 21, 2007. The owners of this property, Manuel Lopez and Esperanza Reyes (the "Owners"), 11788 Oxcart Run, El Paso, Texas 79936, have been notified of the violations at this property.

Leo CassoLopez gave presentation.

The property owner was not present for discussion.

**Motion made by Fred Dalbin, seconded by Paul Zacour 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 structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structures 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 structures can be repaired; and
5. That the structures be secured and maintained secure 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.

VI. Public hearing to determine if the property located at 8918 Ruiz 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 June 22, 2007. The owner of this property, Antonio Zubia Gonzalez (the "Owner"), 8918 Ruiz Road, El Paso, Texas 79907, has been notified of the violations at this property.

Zuleika Davila made presentation.

The property owner was not present for discussion.

**Motion made by Margie Aguilar-Desrosiers, seconded by Fred Dalbin 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 can be repaired; and
5. That the main structure be secured within 30 days; and
6. That all unpermitted structures be demolished; 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.

VII. Public hearing to determine if the property located at 2622 Wheeling Ave., 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 June 11, 2007. The owner of this property, Phyllis Jean Gentry (the

“Owner”), 2622 Wheeling Ave., El Paso, Texas 79930, has been notified of the violations at this property.

Manuela Avalos made presentation.

Phyllis Jean Gentry, property owner for the property was present for discussion.

Mr. Jaime Gallegos who was in attendance at the meeting advised that he would be purchasing the property within the next two days and obtain the necessary permits. Mr. Gallegos concurred with staff recommendations.

**Motion made by Carl Robinson seconded by Fred Dalbin 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 structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structures 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 structures can be repaired; and
5. That the structures be secured and maintained secure 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.
8. Public hearing to determine if the property located at 701-719 Nino Aguilera St. AKA 701 Tornillo St., 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 August 9, 2006. The owner of this property, El Paso Rivera Investments, LTD, 1901 E. Yandell Dr., El Paso, Texas, 79903, Burton I. Cohen, (Trustee) 501 Executive Ctr. Blvd, Suite 100, El Paso, Texas 79902, Alfredo Rivera, 1901 E. Yandell Dr., El Paso, Texas, 79903, (the “Owner”), has been notified of the violations at this property.

Bill Stern made presentation.

Burton Cohen, (Trustee) for the owner of the property and Alfredo Rivera property owner waere present for discussion.

**Motion made by Fred Dalbin seconded by Carl Robinson 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 structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structures 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 structures can be repaired; and
5. That the structures be secured and maintained secure within 30 days; and
6. That the property be fenced entirely with a 6' chainlink fence, 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.

XI. Adjournment

Motion was unanimously carried to adjourn this meeting at 6:30 p.m.

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Michael Bray, Acting Chairperson

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