

**CITY OF EL PASO  
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"  
2<sup>ND</sup> FLOOR, CITY COUNCIL CHAMBERS  
DECEMBER 17, 2008  
5:30 P.M.**

**MINUTES**

The Building & Standards Commission Panel "B" held a public hearing in City Council Chambers, 2<sup>nd</sup> floor of the City Hall Building on Wednesday, December 17, 2008 at 5:30 p.m. with the following members present:

**Board Members Present:**

Jimmy Stevens  
Armando Uranga (alternate)  
Federico Perez  
Paul Zacour  
Hershel Sringfield (alternate)  
Roman Bustillos

**Others Present:**

Tom Maguire, Chief Building Inspector  
Bill Stern, Chief Building Inspector  
Mark Shoosmith, Assistant City Attorney  
Nellie Avalos, Residential Inspector  
Nancy Spencer, Recording Secretary

**Absent Members**

Hector Zamora  
William Correa  
Anibal Olague

**AGENDA**

I. Call to Order

The Building & Standards Commission meeting, Panel "B" was called to order by Chairman, Roman Bustillos at 5:35 p.m.

II. Approval of minutes for the meeting held October 29, 2008.

**Motion made by Jimmy Stevens seconded by Paul Zacour to approve the minutes for the October 29, 2008 meeting unanimously carried.**

III. Any changes to the agenda

Bill Stern advised that there were no changes to the agenda.

IV. Update on 2901 Fort Blvd.

Bill Stern provided an update. No action has been taken on the property Not in compliance by December 25, 2008, the city will take action from the final orders on this property.

**Regular Items:**

V. Public hearing to determine if the property located at 222 Montestruc Court, 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 April 10, 2008. The owners of this property, Fletcher Ralph Pendergrass & Paul Neville Pendergrass, 901 S. Santa Fe, El Paso, Texas, 79901 (the "**Owners**") are listed as the owners of the real property described herein, have been notified of the violations at this property.

Bill Stern, Chief Building Inspector, was present for discussion.

Nellie Avalos, Building Inspector, was present for discussion.

Mr. Donald Pendergrass, father of the owner was present for discussion.

**Motion made by Jimmy Stevens seconded by Fred Perez to accept staff recommendations unanimously carried.**

On May 8, 2008, Mr. Pendergrass contacted this office and advised that a contractor had been hired by the owners to demolish the structure. To date there has been no corrective action taken and 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 structures' certificate of occupancy be revoked; and
  - 4) That the structure cannot be repaired; and
  - 5) That the structure be demolished and the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
  - 6) 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 4605 Arlen 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 June, 27, 2008. The owners of this property, Rodolfo Vallejos Punzalan and Angelita M. Punzalan, Anthony M. Punzalan, Rodolfo M. Punzalan, Jr., Roderick M. Punzalan, Gail M. Punzalan, Justin M. Punzalan, 1420 Butterfield Ave., San Dimas, CA 91773 and Bayview Lon Servicing LLC, 4425 Ponce de Leon Blvd., Coral Gables, FL 33146 (the "Owners") are listed as the owners of the real property described herein, have been notified of the violations at this property.

Bill Stern, Chief Building Inspector, was present for discussion.

Officer Cruz Morales from the Police Department was present for discussion.

**Motion made by Hershel Stringfield seconded by Paul Zacour to accept staff recommendations unanimously carried.**

The owners have been notified of the violations at this property, to date there has been no response or corrective action taken, and 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 structures' certificate of occupancy be revoked; and
- 4) That the structure can be repaired; and

- 5) That the structure 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.

VII. Adjournment

**Motion was unanimously carried to adjourn this meeting at 6:00 p.m.**

---

Roman Bustillos, Chairman

---

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