

**CITY OF EL PASO  
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"  
2<sup>ND</sup> FLOOR, CITY COUNCIL CHAMBERS  
FEBRUARY 25, 2009  
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, February 25, 2009 at 5:30 p.m. with the following members present:

**Board Members Present:**

Roman Bustillos  
Jimmy Stevens  
William Correa  
Hector Zamora  
Anibal Olague  
Fred Perez  
Armando Uranga (alternate)

**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**

Paul Zacour

**AGENDA**

I. Call to Order

The Building & Standards Commission meeting, Panel "B" was called to order by Chairman, Roman Bustillos at 5:30 p.m.

II. Approval of minutes for the meeting held December 17, 2008.

**Motion made by William Correa seconded by Jimmy Stevens to approve the minutes for the December 17, 2008 meeting unanimously carried.**

III. Any changes to the agenda

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

**Regular Items:**

IV. Public hearing to determine if the Building and Standards Commission Order for the property located at 2901 Fort Blvd. in the City of El Paso (legal description on file with the City Clerk) is in compliance with the orders of April 30, 2008, June 25, 2008, August 27, 2008 and October 29, 2008, and if not, to determine penalties. On October 29, 2008, the Building and Standards Commission ordered that the structure be demolished if the owners did not comply with the Building and Standards Commission order dated August 27, 2008, to rehabilitate the structure by December 25, 2008. The owners of this property, Jesse & Margaret T. Ochoa (the "**Owners**"), 2706 Hamilton Ave., El Paso, Texas 79930, have been notified of the violations at this property.

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

Javier Carrera, representative for the property owner was present for discussion.

**Motion made by William Correa seconded by Jimmy Stevens to accept staff recommendations unanimously carried.**

On August 27, 2008, the owners of the property Mr. Jesse and Margaret T. Ochoa were ordered to rehabilitate the structure by December 25, 2008. Plans were submitted by Javier Carrera on November 18<sup>th</sup>, 2008 and were approved on November 26<sup>th</sup>, 2008. A loan has been secured from Government Employee's Credit Union. A contractor has been retained by the owner to obtain the permits.

The Department recommends that:

- 1) That the structure be maintained secured with plywood on all openings and maintained secure until rehabilitated; and
- 2) That the property be maintained secured with a 6' chain link fence until rehabilitated; and
- 3) That the premises be maintained cleaned; and
- 4) That the structure be rehabilitated within ninety (90) days; and
- 5) 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 2905 Piedras 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 February 18, 2008. The owner of this property, Andres Morales (the "**Owner**"), 2905 Piedras St., El Paso, Texas 79930, has been notified of the violations at this property.

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

Nellie Avalos, Residential Inspector was present for discussion.

Sylvia Zanella, Code Compliance Inspector was present for discussion.

**Motion made by Jimmy Stevens seconded by William Correa 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:

The owners have been notified of the property maintenance violations at this property, to date there has been no corrective action taken and 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 main structure be secured within thirty (30) days and maintained secure until rehabilitated; and
- 5) That the unpermitted additions be demolished within thirty (30) days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within thirty (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.

Bill Stern, Chief Building Inspector was present for discussion.

- VI. Public hearing to determine if the property located at 3116 Findley 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 30, 2008. The owners of this property, City of El Paso (the “**Owner**”), 2 Civic Center Plaza, El Paso, Texas 79901, has been notified of the violations at this property.

The City of El Paso is the Trustee of this property 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 structure’s certificate of occupancy be revoked; and
- 4) That the structure be demolished within thirty (30) days; and
- 5) That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
- 6) That upon notification of the Building and Standards Commission order to all interested parties 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.

Bill Stern, Chief Building Inspector was present for discussion.

Robert Gonzalez, Residential Inspector was present for discussion.

Sylvia Zanella, Code Compliance Inspector was present for discussion.

**Motion made by Jimmy Stevens seconded by Hector Zamora to accept staff recommendations unanimously carried.**

VII. Adjournment

**Motion was unanimously carried to adjourn this meeting at 5:55 p.m.**

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Roman Bustillos, Chairman

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