

# 7605 MATAMOROS



BUILDING AND STANDARDS BOARD AGENDA ITEM #4 FOR  
WEDNESDAY, APRIL 30, 2014

ENVIRONMENTAL SERVICES DEPARTMENT  
CODE COMPLIANCE DIVISION

MEMORANDUM

April 21, 2014

TO: The Honorable Chairman and Board Members

THROUGH: Elda Rodriguez-Hefner, Division Manager, Code Compliance Department

FROM: Ron Roth, C.B.O., Deputy Building Official

SUBJECT: 7605 Matamoros, El Paso, Texas, 79915-2018

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated on September 22<sup>nd</sup>, 2012. The single family dwelling was built in 1954 of CMU walls with wood frame roof and composition shingle covering. The structure was found open, abandoned and is used as harborage by unwanted persons. The structure has been vandalized. The doors and the glass on windows have also been broken. The roof system is failing due to lack of maintenance. There are weeds, trash and debris throughout the property. On November 29, 2013, the Building and Standards Commission ordered that the structure be secured within thirty (30) days and maintained secured thereafter and to clear the property of all weeds, trash and debris within thirty (30) days from the date of this order and maintain the property clean thereafter.
- 2) A certified condemnation letter was hand delivered to Dorothy Hudson on April 1<sup>th</sup>, 2014.
- 3) Certified notices of the public hearing scheduled for April 30<sup>th</sup>, 2014, were mailed to the owners and all interested parties on April 15<sup>th</sup>, 2014.
- 4) As of April 9<sup>th</sup>, 2014, \$4027.89 is owed in taxes

The owner has been notified of the property violations at this property. To date, contact has been made with Mrs. Dorothy Hudson, but no corrective action has been 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 certificate of occupancy be revoked and
- 4) That the structure can be rehabilitated; and
- 5) That the structure must be secured within thirty (30) days & maintained secured while vacant; and
- 6) That the accessory structure be demolished within thirty (30) days; and
- 7) That the camper in the back yard be secured within thirty (30) days against unauthorized entry; and
- 8) That the premises be cleaned & maintained clean of all weeds, trash, and debris within thirty (30) days; and
- 9) That upon failure by the owners 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.

DEVELOPMENT SERVICES DEPARTMENT  
April 1, 2014

**NOTICE OF VIOLATION**

Millie Dickson  
C/O Dorothy J Hudson  
8912 Parkland Dr.  
El Paso, TX 79925-9925

Re: 7605 Matamoros Dr.  
Blk: 45 Hacienda Heights  
Lot: 27  
Case Number BSC10-00291  
Mail Receipt # 7009 1410 0001 7186 9987

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

**18.50.106.1 General.**

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Chapter 2.38 of this code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

**18.50.106.1.1 Unsafe Structures.**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**18.50.106.1.2 Unsafe Equipment**

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

**18.50.106.1.3 Structure Unfit for Human Occupancy.**

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment

required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **7605 Matamoros Dr., El Paso, TX 79915** is in violation of the requirements found in the following sections of the 2003 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]
- b. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]
- c. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]
- d. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]
- e. The structure is open and accessible to unauthorized entry. [Sec. 301.3]
- f. The premises are full of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].
- g. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- h. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the Building and Standards Commission at a hearing scheduled by this department.

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The City Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Chapter 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.9.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Building Permits and Inspections Department because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail,

return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 915-490-1170.

George Singh  
Building Inspector

## NOTICE OF PUBLIC HEARING

### **To all interested parties:**

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the “Commission”, at the following time and place:

**LOCATION:** El Paso City Hall, City Council Chamber, 300 N. Campbell, 1<sup>st</sup> floor, El Paso, Texas 79901

**DATE:** April 30, 2014

**TIME:** 5:30 p.m.

**PROPERTY:** 7605 Matamoros DR, El Paso, Texas, 79915 also described as Lot 27, Block 42 Hacienda Heights, Unit 5, an addition to the City of El Paso, Texas, according to the map thereof on file in the front of book 646, Deed Records of El Paso County, Texas.

The property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, **Millie Dickson C/O Dorothy J. Hudson, 8912 Parkland Dr., El Paso, Texas, 79925** is the owner, herein after referred to as the “Owner” of the property. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to The Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907, no later than the 20<sup>th</sup> day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the property, even if you do not.

On or about September 22, 2012, an inspection of the property was conducted by the Environmental Services Division and the following violations were identified:

- a. All *exterior property, accessory structures* and *premises* shall be maintained in a clean, safe and sanitary condition, All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9 ]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5,4.6,304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. All *exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- h. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- i. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. [Sec. 605.1, 605.2, 605.3]
- j. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4 ]
- k. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be maintained clean of all trash and debris

The owner is entitled to show cause that the property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the owner advocates for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the owner fails to comply with the order of the Commission the City may pursue one or more of the following actions:

Perform any and all work necessary to bring the property into compliance with the Commission's order;

Assess civil penalties, provided for in the Commission's order, in an amount not to exceed \$1,000 per day or \$10 per day if the property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order.

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. A copy of the ordinance adopting the most current version of Chapter 2.38 is enclosed. The bylaws may be obtained at the Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907 or by calling (915) 599-6290.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

**FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.**

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM

APPROVED AS TO CONTENT

---

John R. Batoon or Wendi Vineyard  
Assistant City Attorney

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Ron Roth, C.B.O.  
Deputy Building Official

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at 7605 Matamoros Dr. El Paso, Texas 79915 was PUBLISHED in the official City newspaper on the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 7605 Matamoros Dr. El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Millie Dickson C/O Dorothy J Hudson  
8912 Parkland Dr.  
El Paso Texas, 79925-9925

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at 7605 Matamoros Dr. El Paso, Texas 79915, was HAND-DELIVERED to:

City of El Paso  
C/O City Clerk  
300 N. Campbell  
El Paso, TX 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at 7605 Matamoros Dr. El Paso Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe  
AKA Tigua Indian Community  
119 S. Old Pueblo Road  
El Paso, Texas 79907

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at 7605 Matamoros Dr. El Paso Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District  
5801 Trowbridge Ave.  
El Paso, Texas 79925

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at 7605 Matamoros Dr. El Paso Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Probate Court  
500 E. San Antonio Avenue, Suite 703  
El Paso, Texas 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice regarding the property at 7605 Matamoros Dr. El Paso Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer  
Linebarger, Heard & Pérez, LLP  
Attn: Bonnie Cooper  
221 N. Kansas Suite 1400  
El Paso, TX 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Inspector: \_\_\_\_\_

I certify that a true and correct copy of the foregoing Notice was POSTED at 7605 Matamoros Dr. El Paso, Texas. 79915

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Inspector: \_\_\_\_\_



# UNSAFE STRUCTURES REPORT

## ENVIRONMENTAL SERVICES

**DATE OF EXAMINATION:** March 6, 2014

**REP. DISTRICT:** 3

**ADDRESS:** 7605 Matamoros Dr., El Paso, TX

**ZONED:** R-3

**LEGAL DESCRIPTION:** Block 42, Hacienda Heights, Unit 5, Lot 27

**OWNER:** Millie Dickson

**ADDRESS:** 7605 Matamoros Dr., El Paso, TX 79915-2018

**BUILDING USE:** Abandoned single-family dwelling

**TYPE OF CONSTRUCTION:** Type V

**FOOTINGS:** Concrete

**CONDITION:** Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

**FOUNDATION WALL:** N/A

**CONDITION:** N/A

**FLOOR STRUCTURE:** Concrete

**CONDITION:** Fair. Tile and or carpet have been removed exposing concrete.

**EXTERIOR WALLS:** CMU walls.

**HEIGHT:** 8'-10'+/-

**THICKNESS:** 8"-12"+/-

**CONDITION:** Fair. Exterior walls are starting to show some deterioration due to exposure to elements and lack of maintenance

**INTERIOR WALLS & CEILINGS:** Wood frame with sheetrock and/or stucco.

**CONDITION:** Poor. Walls are quickly deteriorating due to damage by vandalism activity.

**ROOF STRUCTURE:** Wood frame with composition shingle covering.

**CONDITION:** Poor. A registered roof contractor must be hired to evaluate roof system.

**DOORS, WINDOWS, ETC.:** Wood frame doors, steel frame windows.

**CONDITION:** Poor. Broken or missing door and broken window glass, doors and windows will need to be replaced to meet minimum code compliance

**MEANS OF EGRESS:** Does not meet means of egress

**CONDITION:** Poor. Doors and windows must be replaced to meet means of egress building code compliance.

**PLUMBING:** Unknown.

**CONDITION:** Poor. A licensed plumbing contractor must be hired to evaluate the entire plumbing system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

**ELECTRICAL:** Unknown. A licensed electrical contractor must be hired to evaluate the entire electrical system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

**MECHANICAL:** Unknown. A licensed mechanical contractor must be hired to evaluate the entire mechanical system and submit a report to the department system and submit a report to the department on the corrective action required to bring the system up to minimum code compliance.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** None

**WARNING POSTED:** Yes      **BARRICADED:** No      **POLICE AID REQD.:** No

**REMARKS:** The single family dwelling was built in 1954. The structure was found open, abandoned and used as harborage by unwanted persons. The structure has been vandalized. The doors and the glass on windows have also been broken. The roof system is failing due to lack of maintenance. There are weeds, trash and debris throughout the property. The department recommends that the structure be secured and maintained secured within thirty (30) days and that the property be cleaned of all weeds, trash and debris within thirty (30) days and the accessory structure and camper be demolished within thirty (30) days.

George Singh  
**Building Inspector**

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

ORACLE

Account Status

Prev. Acc... Next Acc... Prev. Owner Next Owner Acct History Acct Summary **Notes** Documents Go To: [ ]

EVAR ACT8006 v1.242 04/09/2014 10:04: ACTEP

STATUS DETAIL Expand Fees Summary

**Account Information**

Account No. H012-999-0420-5300 Roll Code REAL PROPERTY

Certified Owner DICKSON MILLIE

Parcel Address 7605 MATAMOROS DR

Amount Due as of 04/09/2014 CAD No. 285225

**Tax Units**

Tax Unit Description

List of Tax Units 1 5 6 7 8 8005 9009

AG INCLUDED Remove Fees Countywide Multi Select

**Tax Unit, Yr, Rec. Type**

Tax Unit [ ] Year [ ] Rec. Type [ ]

**Amount Due/Paid Information**

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2013	\$45,713					\$1,284.66	\$0.00	\$0.00	\$1,284.66	\$355.21	\$0.00	\$1,639.87
2012	\$46,809					\$1,730.58	\$0.00	\$0.00	\$1,730.58	\$657.44	\$0.00	\$2,388.02
2011	\$48,386					\$1,285.82	\$1,285.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$48,386					\$1,403.28	\$1,403.28	\$0.00	\$0.00	\$1.24	\$0.00	\$0.00
2009	\$84,351	Y	Y			Excodes \$591.29	\$591.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$75,745	Y	Y			Excodes \$512.48	\$512.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$75,745	Y	Y			Excodes \$449.64	\$449.64	\$0.00	\$0.00	\$405.44	\$0.00	\$0.00
2006	\$62,912	Y	Y			Excodes \$432.62	\$432.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$49,361	Y	Y			Excodes \$489.35	\$489.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>						<b>\$11,509.20</b>	<b>\$8,493.96</b>	<b>\$0.00</b>	<b>\$3,015.24</b>	<b>\$1,598.06</b>	<b>\$0.00</b>	<b>\$4,027.89</b>

Last Payment Date [ ] Last Payer [ ]

Alert

9:04 AM 4/9/2014