

**CITY OF EL PASO, TEXAS  
BUILDING AND STANDARDS COMMISSION BOARD PANEL "A"  
2<sup>nd</sup> FLOOR, CITY COUNCIL CHAMBERS  
MAY 30, 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, May 30, 2007, at 5:30 p.m. with the following members present:

**Board Members Present:**

Fred Dalbin  
Carl Robinson  
John Cordova  
Tedd Richardson  
Margie Aguilar-Derosiers  
Sema Gonzalez

**Others Present:**

Larry F. Nichols, Building Official  
Elaine Hengen, Senior Assistant City Attorney  
Bill Stern, Chief Building Inspector  
Leo Casso-Lopez, Building Inspector Supervisor  
Zuleika Davila, Residential Inspector  
Manuela Avalos, Residential Inspector  
Nancy M. Spencer, Recording Secretary

**Late Members:**

Paul Zacour 5:43 p.m.

**Absent Members:**

Carlos Bombach  
Michael Bray

Chair Tedd Richardson called the meeting called to order at 5:35 p.m.

**AGENDA**

II. Approval of minutes for the meeting held March 28, 2007.

**Motion made by Fred Dalbin, seconded by Carl Robinson to accept approval of the minutes, unanimously carried.**

Larry Nichols request to have Item #5 moved to the forefront unanimously carried.

**Regular Items:**

III. Public hearing to determine if the property located at 3721 Pierce 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 February 6, 2007. The owner of this property, Ruben Flores, 3721 Pierce Avenue, El Paso, Texas 79930, has been notified of the violations at this property.

Zully Davila gave presentation.

Property owner Ruben Flores was present for discussion and Jorge Almada, President of the neighborhood association was present for discussion.

Sam Jarvis from the Health Department and Ricardo Flores Eric Souedian from the Fire Department were present for discussion.

**Motion made by Carl Robinson seconded by John Cordova to accept staff recommendations and include implementation of rodent control, unanimously carried.**

The Department recommends that it be found:

The Department recommends that it be found:

- 1) That the primary structure and accessory building 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) The primary structure can be repaired; and
- 5) That the primary structure be secured and maintained secured within 30 days and that the accessory buildings be demolished within 30 days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within 30 days; and
- 7) That all junked vehicles be removed from premises 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 3702 Sheppard 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 March 14, 2007. The owner of this property, Wilmer Bill Williams, 3702 Sheppard Avenue, El Paso, Texas 79904, has been notified of the violations at this property.

**Leo CassoLopez gave presentation.**

**May Bradford, daughter of the property owner was present for discussion.**

**Motion made by John Cordova seconded by Sema Gonzalez to accept staff recommendations carried with one abstention from Carl Robinson.**

Since the required plans, reports or any other pertaining documents have not been presented for review, the department recommends that it be found:

- 1) That the accessory 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 accessory structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the accessory structures' certificate of occupancy be revoked; and
- 4) That the accessory structures cannot be repaired; and
- 5) That the accessory structures be demolished within 30 days; and
- 6) That the premises be cleaned 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 1319 E. Seventh 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 February 26, 2007. The owner of this property, Marco Vera, 5849 Teal Lane, El Paso, Texas, 79924, has been notified of the violations at this property.

Bill Stern made presentation.

Property Owner Marco Vera, Perl Vera and attorney Fernando Chacon were present for discussion.

Esperanza Simental, tenant at 1319 E. Seventh Avenue was present for discussion.

Sam Jarvis from the Health Department and Ricardo Flores from the Fire Department were present for discussion.

**Motion made by Carl Robinson seconded by Sema Gonzalez to accept staff recommendations unanimously carried.**

Since the required plans, reports or any other pertaining documents have not been presented for review, 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 buildings are 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 structures be vacated, secured and maintained secure within 30 days; and
- 5) That all documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented at the next Building and Standards Commission meeting scheduled for July 25, 2007, to determine if the structures can be repaired, 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 3105 Idalia 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 March 7, 2007. The owner of this property, Harry D. Lenox, 3105 Idalia Avenue, El Paso, Texas 79930, has been notified of the violations at this property.

Nellie Avalos made presentation.

Sam Jarvis from the Health Department was present for discussion.

**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 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 structure be secured and maintained 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.

XI. Adjournment

Motion was unanimously carried to adjourn this meeting at 6:35 p.m.

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Tedd Richardson, Chairperson

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