

3702 SHEPPARD AVE.



**BUILDING AND STANDARDS BOARD AGENDA ITEM #4 FOR
WEDNESDAY, AUGUST 27, 2014**

**CITY DEVELOPMENT DEPARTMENT
BUILDING SAFETY DIVISION**

MEMORANDUM
August 19, 2014

TO: The Honorable Chairman and Board Members

THROUGH: Victor Morrison-Vega, Deputy Director, City Development Department

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

SUBJECT: 3702 Sheppard Ave., El Paso, TX 79904

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

- 1) First investigated on March 14, 2007. Recently inspected on April 02, May 14, and August 12, 2014. The structures were condemned on May 30, 2007 to demolish the accessory structures, to clean the property of all weeds, trash and debris and maintain the main structure secure and the property clean thereafter. The single family dwelling was built on or about 1938. The main structure has an addition constructed without the required permits or inspections. There are two dilapidated accessory structures and a collapsing fence. The structures are open and accessible to unwanted entry and structurally unsound due to lack of maintenance and exposure to the elements. Attempts to maintain the structures secure have been unsuccessful. The property is full of weeds, trash and debris.
- 2) A certified condemnation letter was mailed to the owner Wilmer Bill Williams.
- 3) Certified notices of the public hearing scheduled for August 27, 2014 were mailed to the owner and all interested parties on August 07, 2014.
- 4) As of August 18, 2014, \$14,959.34 is owed in taxes.

The owner has been notified of the property 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 structures be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare.
- 2) That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse.
- 3) That the Certificate of Occupancy remain revoked; and
- 4) That the main structure can be rehabilitated; and
- 5) That the main structure be secured within 30 days and maintained secure thereafter; and
- 6) That the accessory structures be demolished within 30 days; and
- 7) That the dilapidated/collapsing property walls be removed/replaced within 30 days; and
- 8) That the property be registered as a vacant building with the City Of El Paso, and
- 9) That the premises be cleaned within 30 days & maintained clean thereafter.
- 10) 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.

Code Compliance Division
APRIL 7, 2014
NOTICE OF VIOLATION

WILLIAMS WILMER B
3702 SHEPPARD AVE.
EL PASO, TX 79904-6121

Re: 3702 SHEPPARD AVE
Blk: 74-B LOGAN HEIGHTS
Lot: 17 TO 20 (12000 SQ FT)
Zoned: R - 4
Case Number ENHS13-01094
91 7199 9991 7030 7756 1770

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:

18.50.108.1 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 Title 2.38 of the Municipal Code.

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

18.50.108.1.1 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

18.50.108.1.2 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.

18.50.108.1.3 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 **3702 SHEPPARD AVE., EL PASO, TX 79904**, is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- 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, 304.6, 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 and conditions for light. [Sec.402.1, 402.2, 402.3]

- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. 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]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. 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]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

- w. 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]
- x. 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]
- y. 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 Environmental Services Department, Code Compliance Division.

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 Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Environmental Services Department, Code Compliance Division 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 Code Compliance Division office, 7969 San Paulo Dr., El Paso, Texas, 79907, 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 599-6290 or 240-2273.

Alexandro Esparza
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, 1st Floor, El Paso, Texas 79901

DATE: August 27, 2014

TIME: 5:30 p.m.

PROPERTY: 3702 Sheppard Ave., EL PASO, TEXAS also described as Lots 17 through 20 inclusive, Block 74-B, First Revised Plat of LOGAN HEIGHTS ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof on file in Volume 12, Page 37, Plat 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, Wilmer Bill Williams, 3702 Sheppard, El Paso, Texas, 79904, 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 Building and Safety Division of the City Development Department, 801 Texas, El Paso, Texas 79901, no later than the 20th 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 April 2, 2014, an inspection of the property was conducted by the Building Safety 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, 304.6, 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 and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. 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]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]

- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- s. 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]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- w. 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]
- x. 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]

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 Building Safety Division of the City Development Department, 801 Texas, El Paso, Texas 79901 or by calling (915) 212-1517.

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

Wendi N Vineyard
Assistant City Attorney

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 3702 Sheppard Ave., El Paso, Texas 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 3702 Sheppard Ave., El Paso, Texas 79903, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Wilmer Bill Williams
3702 Sheppard
El Paso, Texas, 79904

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3702 Sheppard Ave., El Paso, Texas 79903, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Mary Ellen Bradford
3702 Sheppard
El Paso, Texas, 79904

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3702 Sheppard Ave., El Paso, Texas 79903, was HAND-DELIVERED to:

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

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3702 Sheppard Ave., El Paso, Texas 79903, 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 3702 Sheppard Ave., El Paso, Texas 79903, 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 3702 Sheppard Ave., El Paso, Texas 79903, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Probate Court
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 3702 Sheppard Ave., El Paso, Texas 79903, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice was POSTED at
3702 Sheppard Ave., El Paso, Texas 79903, El Paso, Texas.

Date: _____

Time: _____

Inspector: _____

**ORDER OF THE BUILDING AND STANDARDS
COMMISSION OF THE CITY OF EL PASO**

WHEREAS, the Director for Building Permits and Inspections of the City of El Paso has conducted an investigation and has reported to the Building and Standards Commission in writing that he is of the opinion that the structure located on the property at 3702 Sheppard Ave., in El Paso, Texas, which property is more particularly described as follows:

LEGAL DESCRIPTION: Lots 17 through 20 inclusive, Block 74-B, First Revised Plat of LOGAN HEIGHTS ADDITION, an addition to the City of El Paso, El Paso County, State of Texas, according to the Plat thereof on file in Volume 12, Page 37, Plat Records in the Office of the County Clerk of El Paso County, Texas, and known locally as 3702 Sheppard Avenue, El Paso, Texas 79904.

is dilapidated, substandard, and unfit for human habitation; are a hazard to public health, safety, and welfare; does not meet the minimum standards for continued use and occupancy contained in 18.50 of the El Paso City Code; and

WHEREAS, Wilmer Bill Williams, 3702 Sheppard, El Paso, Texas, 79904, record Owner, and all mortgagees and lienholders were duly notified according to law to appear at a public hearing before the Building and Standards Commission at 5:30 p.m. on May 30, 2007; and

WHEREAS, daughter Mae Bradford appeared; and

IT IS THEREFORE, ORDERED ADJUDGED AND DECREED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF EL PASO:

CITY CLERK DEPT.
07 JUL -3 AM 10:47

1. That having heard the evidence, and being persuaded by a preponderance of same, the Building and Standards Commission makes the following findings:

- A. That the structures located on said property are an urban nuisance; and
- B. That the structures located on said property are currently unsafe, substandard, unfit for human habitation or use, and therefore a hazard to the public health, safety, and welfare; and
- C. That the structures are not in substantial compliance with municipal ordinances regulating structural or service systems integrity and disposal of refuse; and
- D. That in order to be made safe, all of the aforementioned violations must be corrected.

2. That the Building and Standards Commission hereby orders the structure's certificate of occupancy revoked and the Owner(s) to comply with the following requirements:

- A. That the accessory structures be demolished within thirty (30) days; and
- B. That the premises be cleaned of all weeds, trash, and debris within thirty (30) days.

3. That upon failure of the Owner(s) to comply with this Order, any mortgagees, lienholders, and/or other persons having an interest in the property have an additional ten (10) days to clear the property of all weeds, trash, and debris, and demolish the accessory structures on the property.
4. That upon failure of the Owner(s), mortgagees, lienholders, and/or any other person having an interest in the property to comply with this Order, the City of El Paso, through its Director for Building Permits and Inspections, shall:
 - A. Demolish the accessory structures; and
 - B. Clean the property of all weeds, trash and debris; and
 - C. Assess the cost of the work noted above as a lien against the property which will become due and payable within thirty (30) days of the date the City of El Paso completes the work; and
 - D. Provide for any other remedies permitted by State law.
5. That upon failure of the Owner(s) to comply with this Order, the City of El Paso through its Director for Building Permits and Inspections may request a hearing before the Building and Standards Commission to:
 - A. Determine the amount and duration of civil penalties the City of El Paso may recover for failure to comply with this Order as allowed by Texas Local Government Code Chapter 54; and
 - B. Provide any other remedies permitted by State law.
6. **RIGHT TO APPEAL:** *The decision of the Building and Standards Commission is final (see discussion of rehearing, below). An appeal may be filed by verified petition in State District Court, setting forth that the decision of the Commission is illegal, in whole or in part, and specifying the grounds of the illegality. Petition for appeal must be filed by the owner(s) or interested party within twenty (20) days of receipt of notice of the Order of the Commission. Appeals in District Court are limited to hearings under the substantial evidence rule.*

A rehearing by the Building and Standards Commission may only be granted in the following circumstances:

 - A. *Proper request is made within twenty (20) days of receipt of notice of the Order of the Commission; and*
 - B. *Rehearing fees of five hundred and forty dollars (\$540.00) are furnished with the rehearing request. The Building and Standards Commission may waive these fees in cases of financial hardship based on written affirmation from the applicant.*

CITY CLERK DEPT.
07 JUL -3 AM 10:47

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the City Clerk shall cause copies of this Order to be served on the record owner(s) and all other persons having interest in the property as provided by law.

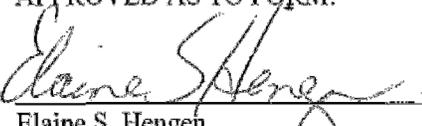
According to the real property records of El Paso County, you own or have an interest in the property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address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

ADOPTED on this 30th day of May 2007.

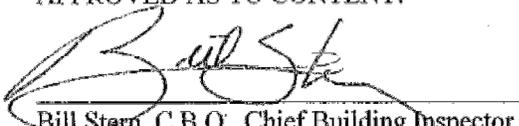
BUILDING AND STANDARDS COMMISSION


Tead Richardson, Chairman, Panel A

APPROVED AS TO FORM:


Elaine S. Hengen
Senior Assistant City Attorney

APPROVED AS TO CONTENT:


Bill Stern, C.B.O., Chief Building Inspector
Development Services Department
Building Permits & Inspection Division

CITY CLERK DEPT.
07 JUL -3 AM 10:47



UNSAFE STRUCTURES REPORT

BUILDING SAFETY DIVISION

DATE OF EXAMINATION: August 12, 2014

REP. DISTRICT: 2

ADDRESS: 3702 Sheppard Avenue AKA 3700 Sheppard Ave.

ZONED: R - 4

LEGAL DESCRIPTION: Lots 17 through 20 inclusive, Block 74-B, FIRST REVISED PLAT OF LOGAN HEIGHTS ADDITION, an addition to the City of El Paso, El Paso County, State of Texas, according to the Plat thereof on Volume 12, Page 37, Plat Records of El Paso County, Texas.

OWNER: Wilmer Bill Williams **ADDRESS:** 3702 Sheppard, El Paso, Texas 79904

BUILDING USE: Abandoned single family dwelling and accessory structures.

TYPE OF CONSTRUCTION: V Wood frame with plaster.

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

FOUNDATION WALL: N/A.

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade

CONDITION: Poor. Concrete floor covered with vinyl tile. A structural engineer should be hired to evaluate actual condition.

EXTERIOR WALLS: Main structure is wood frame with plaster. Accessory structure 1 is wood frame with plaster. Accessory structure 2 is all constructed of sheet metal.

HEIGHT: 8' to 10' +/-

THICKNESS: 8" +/-

CONDITION: Fair. Due to lack of maintenance and exposure to the elements, parts of the wall system are cracking around the exterior.

INTERIOR WALLS & CEILINGS: ½ " sheetrock ceilings and walls, some walls w/paneling;

CONDITION: Poor. Evident signs of leaks, mold and holes throughout the structures

ROOF STRUCTURE: Wooden framing with combination of built up shingle and rolled roof coverings

CONDITION: Poor the main structure and metal accessory structure 2 have various leaks throughout the buildings; accessory structure 1 has the whole roofing system missing.

DOORS, WINDOWS, ETC.: Wood doors and wood frame with metal casing windows.

CONDITION: Fair, wooden doors are decaying due to lack of maintenance and exposure to the elements and some of the window panes are broken.

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Fair: Some windows and doors need to be replaced.

PLUMBING: Substandard and non-compliant fixtures. A licensed plumber should be hired to bring system up to code.

ELECTRICAL: Substandard electrical and non-compliant fixtures: A licensed electrician should be hired to bring system up to code.

MECHANICAL: Substandard mechanical installation and equipment. A licensed mechanical contractor should be hired to bring system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: Main structure is open and abandoned and there are signs of unwanted entry. There are dilapidated accessory structures on the premises harboring combustibles. The property walls are dilapidated and have partially collapsed. Dilapidated/collapsing property walls must be removed/replaced, the accessory structures be demolished and the property cleaned of all weeds, trash and debris within 30 days.

Alexandro Esparza
Building Inspector

TAX REPORT

Appraisal & Collection Technologies - EL PASO

ORACLE

Account Status

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

EVAR 08/18/2014 09:49
ACT8006 v1.252 ACTEP

STATUS DETAIL **Expand Fees** Summary

Account Information

Account No. L447-999-074B-5600 Roll Code REAL PROPERTY
 Certified Owner WILLIAMS WILMER B
 Parcel Address 3702 SHEPPARD AVE
 Amount Due as of 08/18/2014 CAD No. 172649

Tax Units

Tax Unit Description
 List of Tax Units 1 3 6 7 8 9009
 AG INCLUDED Remove Fees Countywide

Tax Unit, Yr, Rec. Type

Tax Unit _____
 Year _____
 Rec. Type _____
Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2013	\$72,480	Y	Y			Excodes \$860.98	\$0.00	\$0.00	\$860.98	\$40.19	\$0.00	\$901.17
2012	\$72,480	Y	Y			Excodes \$819.58	\$0.00	\$0.00	\$819.58	\$103.82	\$0.00	\$923.40
2011	\$66,697	Y	Y			Excodes \$721.03	\$0.00	\$0.00	\$721.03	\$149.03	\$0.00	\$870.06
2010	\$66,697	Y	Y			Excodes \$709.03	\$0.00	\$0.00	\$709.03	\$203.25	\$0.00	\$912.28
2009	\$67,606	Y	Y			Excodes \$700.66	\$0.00	\$0.00	\$700.66	\$256.90	\$0.00	\$957.56
2008	\$73,472	Y	Y			Excodes \$778.66	\$0.00	\$0.00	\$778.66	\$347.80	\$0.00	\$1,126.46
2007	\$68,753	Y	Y			Excodes \$663.34	\$0.00	\$0.00	\$663.34	\$349.36	\$0.00	\$1,012.70
2006	\$64,216	Y	Y			Excodes \$709.48	\$0.00	\$0.00	\$709.48	\$430.40	\$0.00	\$1,139.88
2005	\$52,234	Y	Y			Excodes \$764.53	\$0.00	\$0.00	\$764.53	\$524.97	\$0.00	\$1,289.50
Totals						\$12,231.23	\$2,471.60	\$0.00	\$9,759.63	\$5,203.96	\$0.00	\$14,959.34

Last Payment Date _____
 Last Payer UNKNOWN **Alert**

8:49 AM
8/18/2014