

**CITY OF EL PASO**  
**BUILDING & STANDARDS COMMISSION BOARD PANEL "A"**  
**2<sup>ND</sup> FLOOR, CITY COUNCIL CHAMBERS**  
**July 28, 2010**  
**5:30 P.M.**

**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, July 28, 2010 at 5:30 p.m. with the following members present:

**Board Members Present:**

Robert Filarski  
Tommy Razloznik  
James Ratcliff (alternate)  
Linda T. Vick  
Kenneth Walters  
Gracie Cain (alternate)

**Others Present:**

Bill Stern, Deputy Building Official  
Tom Maguire, Deputy Building Official  
Cynthia Osborn, Assistant City Attorney  
Victor Morrison Vega, Deputy Director BPI  
Sergio Melendez, Building Combination  
Inspector Supervisor  
Nellie Avalos, Residential Inspector  
Robert Gonzalez, Residential Inspector  
Sam Mendoza, Residential Inspect  
Nancy Spencer, Recording Secretary

**Absent Members**

Anibal Olague  
Roman Hernandez

**AGENDA**

I. Call to Order

The Building & Standards Commission meeting, Panel "A" was called to order by Vice-Chairman Tommy Razloznik at 5:37 p.m.

II. Approval of minutes for the Building and Standards meeting held May 26, 2010

**Motion made by Kenneth Walters, seconded by Linda Vick to approve the May 26, 2010 minutes, unanimously carried.**

III. Changes to the agenda

Items #7 and #8 were deleted from the agenda. The commission was advised that for item #7 reference 1701 N. Stanton, an inspection had been conducted on this date and the property was found to be in compliance; repairs being made and an engineer's report was provided to this office. In item #8 reference 105 N. Oregon, Bill Stern, Deputy Building Official advised that a court order had been granted to the owner; therefore, an inspection was not conducted at that address. The commission was provided with a copy of the court order. Clarification was made on item #6 reference the address 3513 E. San Antonio Ave. as the property being heard at this hearing.

**Motion made to approve the changes to the agenda by Robert Filarski, seconded by Ken Walters unanimously carried.**

**Regular Items:**

IV. Public hearing to determine if the property located at 6205 Bluff Trail Lane, 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 May 5, 2010. The owners Crystal J. Ramirez and Maria D. Ramirez, 6205 Bluff Trail Lane, El Paso, Texas, 79912, (the "**Owners**"), have been notified of the violations at this property.

Bill Stern, Chief Building Inspector, read the item into the record.

Sam Mendoza, Building Inspector, presented the item.

Crystal Ramirez, representative for the owner was present for discussion. She advised the commission that the house was in the process to be rehabilitated.

**Motion made by Robert Filarski, seconded by Ken Walters to accept staff recommendations, unanimously carried.**

The owner has been notified of the property maintenance violations at this property, to date there has been no response or corrective action taken, and therefore the Division recommends that it be found:

1. That the structure is 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 rehabilitated; and
  5. That the structure be secured within thirty (30) days and maintained secure; and
  6. That the premises be cleaned within 30 days and maintained clean of all weeds, trash, and debris; 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 800 Park 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 May 3, 2010. The owners Gregorio Rodriguez and Francisca Rodriguez, 800 Park Street, El Paso, Texas, 79901, (the "**Owners**"), have been notified of the violations at this property.

Bill Stern, Chief Building Inspector, read the item into the record.

Robert Gonzalez, Residential Inspector, presented the item.

**Motion made by Robert Filarski, seconded by James Ratcliff and Linda Vick to accept staff recommendations, unanimously carried.**

The owners have been notified of the property maintenance 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 is 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 rehabilitated; and
  5. That the structure be demolished within thirty (30) days; and
  6. That the premises be cleaned and maintained clean 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.
- VI. Public hearing to determine if the property located at 3513 E. San Antonio 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 April 13, 2010. The owners Juan A Luna and Alma I Luna, 3523 E. San Antonio Ave., El Paso, Texas, 79905, Jesus E. Carrillo and Mary J. Carrillo, Lien holder, 2722 Savannah, El Paso, Texas, 79930 and Fred J. Morton, Trustee, 1101 Montana Ave., El Paso, Texas, 79902, (the "**Owners**"), have been notified of the violations at this property.

Bill Stern, Chief Building Inspector, read the item into the record.

Nellie Avalos, Residential inspector presented the item.

Juan Luna, owner for the property was present for discussion.

Jesus Carrillo, lien holder addressed the commission advising that they did not have the monetary funds to rehabilitate or demolish the property, and did not have any objection to the City demolishing the property.

**Motion made by Kenneth Walters, seconded by Robert Filarski to accept staff recommendations passed with James Ratcliff voting nay against the motion.**

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 Division recommends that it be found:

- 1) That the structure is 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 rehabilitated; and
- 5) That the structure be demolished within thirty (30) days; and
- 6) That the premises be cleaned and maintained clean 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.

- VII. Public hearing to determine if the Building and Standards Commission Order for the property located at 1701 N. Stanton in the City of El Paso (legal description on file with the City Clerk) dated March 31, 2010, has been brought into compliance with said Order, and if not to determine penalties or further action required. The owners of this property Franklin Acquisition, L.L.C., 4800 North Stanton, #160, El Paso, Texas 79902; Herbert Ehrlich, Attorney at Law, Scherr, Legate & Ehrlich, P.L.L.C., 109 North Oregon Street, 12<sup>th</sup> Floor, El Paso, Texas 79901-1133; William David Abraham, P.O. Box 1797, El Paso, Texas 79949-1797; Katz Realty Company, Inc., 4050 Rio Bravo, Suite 201, El Paso, Texas 79902; and Robert Malooly, 930 Raynolds, El Paso, Texas 79903 (the “**Owners**”), have been notified of the violations at this property.

**This item was deleted from the agenda.**

- VIII. Public hearing to determine if the Building and Standards Commission Order for the property located at 105 N. Oregon St. in the City of El Paso (legal description on file with the City Clerk) dated March 31, 2010, has been brought into compliance with said Order, and if not to determine penalties or further action required. The owners of this property Caples Land Company, LLC, 105 N. Oregon, El Paso, Texas, 79901 and Serhan Investments, Inc. (Lien holder), 2527 Morehead, El Paso, Texas, 79930 (the “**Owners**”), have been notified of the violations at this property.

**This item was deleted from the agenda.**

- IX. Update on cases heard by the commission to determine if recommendations have been complied with.

Bill Stern, Chief Inspector, updated the commission with the orders on cases brought before the board from 2009 to 2010.

- X. Adjournment

**Motion was unanimously carried to adjourn this meeting at 6:15 p.m.**

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Tommy Razloznik, Vice Chairman, Panel “A”

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Bill Stern, C.B.O., Deputy Building Official  
Code Compliance Division