

**CITY OF EL PASO, TEXAS  
BUILDING AND STANDARDS COMMISSION BOARD PANEL "A"  
2<sup>nd</sup> FLOOR, CITY COUNCIL CHAMBERS  
MARCH 28, 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, March 28, 2007, at 5:30 p.m. with the following members present:

**Board Members Present:**

Fred Dalbin  
Carl Robinson  
Carlos Bombach  
Tedd Richardson  
Michael Bray  
Sema Gonzalez  
Margie Aguilar - Derosiers

**Others Present:**

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

**Absent Members:**

Carlos Cordova  
Paul Zacour

Chair Tedd Richardson called the meeting called to order at 5:40 p.m.

**AGENDA**

II. Approval of minutes for the meeting held January 31, 2007.

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

Deputy Director, Larry Nichols advised that Item #5 and Item #10 were to be deleted from the agenda. Chair, Tedd Richardson moved for both items to be deleted from the agenda.

**Regular Items:**

III. Public hearing to determine if the property located at 224 Candelaria 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 January 8, 2007. The owner of this property, Irene Gurrola, 10213 Kendrick Circle, Socorro, Texas 79927, has been notified of the violations at this property.

Leo CassoLopez gave presentation.

Alvaro Gurrola son of the property owner and Property owner Irene Gurrola and son Alvaro Gurrola were present for discussion.

**Motion made by Mr. Carl Robinson to demolish structure fails.**

**Motion made by Carlos Bombach, seconded by Michael Bray, that due to complexity of the demolition of structure, removal of the utilities and permit process and bid for demolition to give property owner 60 days to demolish structure, unanimously carried**

The Department recommends that it be found:

- 1) That the main 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 structures cannot be repaired; and
  - 5) That the main structure and accessory building be demolished within 60 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.
- IV. Public hearing to determine if the property located at 9029 Socorro Road 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 2, 2007. The owners of this property, Maria Lopez (1/2), Fernando Lopez and Martha Lopez, Jimenez Lane, Socorro, Texas have been notified of the violations at this property.

**Zully Davila gave presentation.**

**The commission was informed that an amendment was made to delete the recommendation for demolition of the main primary structure and leave the recommendation for the demolition of accessory buildings apartments.**

**Martha Lopez, owner of the property was present for discussion.**

**Motion made by Mr. Carl Robinson, seconded by Carlos Bombach to accept staff recommendations with the amendment that only the accessory buildings for apartments be demolished within 30 days unanimously carried.**

The Department recommends that it be found:

- 1) That the main 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 accessory building is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the accessory structure's certificate of occupancy be revoked; and
- 4) The structure cannot be repaired; and
- 5) 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 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 Building and Standards Commission Order for the property located at 4008 Pierce, in the City of El Paso (legal description on file with the City Clerk) is in compliance with the order of January 31, 2007, and if not to determine penalties. The owner of this property, Edward Abraham, 3737 N. Mesa Street, Suite J, El Paso, Texas 79902, has been notified of the violations at this property.

**Chair, Tedd Richardson moved for Item #5 to be deleted from the agenda.**

- VI. Public hearing to determine if the Building and Standards Commission Order for the property located at 8036 Glendale Avenue, in the City of El Paso (legal description on file with the City Clerk) is in compliance with the order of November 29, 2006, and if not to determine penalties. The owners of this property, Reyes and Susan Marquez, 4870 Krag Street, El Paso, Texas 79938, have been notified of the violations at this property.

Bill Stern made presentation.

Recommendation was made to give property owner 30 days to demolish property.

Gerardo Blanco, new property owner requested he be allowed 30 days to demolish property.

**Motion made by Mr. Michael Bray, seconded by Fred Dalbin to accept staff recommendations, unanimously carried.**

To date the Building and Standards Commission Order has not been complied with.

The Department recommends that the Building and Standards Commission make the following findings:

- 1) That the owner of said property Reyes and Susan Marquez, 4870 Krag Street, El Paso, Texas 79938 were notified of the requirements of Section 18.52.040 and their need to comply with these requirements; and
- 2) That after notification, the owners failed to demolish the building and clean the property of all weeds, trash and debris within 30 days; and
- 3) that the property which is subject to the Order is not the owner's homestead; and
- 4) That the new property owner have 30 days to demolish the building; and
- 5) That the premises be cleaned of all weeds, trash, and debris within 30 days; and
- 6) that the City of El Paso 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.

- VII. Public hearing to determine if the property located at 915-921 Myrtle 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 January 22, 2007. The owner of this property, Luz M. Moreno, 4747 Excalibur, El Paso, Texas 79902, has been notified of the violations at this property.

Nellie Avalos was present for discussion.

Luz M. Moreno, owner of the property was present for discussion.

Recommendation was made for only 919 Myrtle Avenue to be vacated, boarded and secured.

**Motion made by Michael Bray, seconded by Fred Dalbin to accept staff**

**recommendations, unanimously carried**

The Department recommends that it be found:

- 1) That the structure, the single family dwelling, 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) The structure can be repaired; and
  - 5) That the structure' the single family dwelling be vacated, secured and maintained secure 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.
- VIII. Public hearing to determine if the property located at 3923 Laredo 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 January 12, 2007. The owner of this property, Anastacio Garcia, 3923 Laredo Avenue 79905-4215, has been notified of the violations at this property.

**Leo CassoLopez was present for presentation.**

**Motion made by Fred Dalbin, seconded by Michael Bray to accept staff Recommendations unanimously carried.**

The Department recommends that it be found:

- 1) That the main 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 structures can be repaired; and
  - 5) That the main structure and accessory building be secured and maintained secured 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.
- IX. Public hearing to determine if the Building and Standards Commission Order for the property located at 5640 Dailey Avenue, in the City of El Paso (legal description on file with the City Clerk) is in compliance with the order of November 29, 2006, and if not to determine penalties. The owners of this property, Jesus Melendez and Consuelo Melendez, 5640 Dailey Avenue, EL Paso, Texas 79905, have been notified of the violations at this property.

Nellie Avalos was present for presentation.

**Motion made by Mr. Carl Robinson, seconded by Michael Bray to accept staff recommendations carried. Fred Dalbin opposed motion.**

To date the Building and Standards Commission Order has not been complied with.

The Department recommends that the Building and Standards Commission make the following findings:

- 1) That the owners of said property Jesus Melendez and Consuelo Melendez, 5640 Dailey Avenue, El Paso, Texas 79905 were notified of the requirements of Section 18.50 and their need to comply with these requirements; and
- 2) That after notification, the structures were vacated and secured, the owners failed to clean the property of all weeds, trash and debris within 30 days; and

The Department recommends that the Building and Standards Commission order:

- 1) That the owner have not complied with the Building and Standards Commission Order of November 29, 2006; and
  - 2) That the Building and Standards Commission Order the Deputy Director of Development Services to clean and maintain the premises clean of all weeds, trash and debris.
  - 3) That the City Clerk file a certified copy of the Order with the County Clerk of the County of El Paso.
- X. Public hearing to determine if the Building and Standards Commission Order for the property located at 117-119 W. Overland St., in the City of El Paso (legal description on file with the City Clerk) is in compliance with the orders July 26, 2006; September 27, 2006; November 29, 2006; and January 31, 2007, and if not to determine penalties. The owner of this property, William Abraham (Trustee) for Franklin Group L. P., P. O. Box 1797, El Paso, Texas 79949, has been notified of the violation at this property.

**Chair, Tedd Richardson moved for Item #5 to be deleted from the agenda.**

XI. Adjournment

Motion was unanimously carried to adjourn this meeting at 7:35 p.m.

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Tedd Richardson, Chairperson

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