CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "A"
2ND FLOOR, CITY COUNCIL CHAMBERS
JANUARY 27, 2010
5:30 P.M.

MINUTES

The Building & Standards Commission Panel "A" held a public hearing in City Council Chambers, 2nd floor of the City Hall Building on Wednesday, January 27, 2010 at 5:30 p.m. with the following members present:

Board Members Present:
Michael Bray (Chairman)
James Ratcliff
Robert Filarski
Tommy Razloznik
Kenneth Walters
Margie Aguilar-Desrosiers

Others Present:
Tom Maguire, Chief Building Inspector
Bill Stern, Chief Building Inspector
Cynthia Osborn, Assistant City Attorney
Nellie Avalos, Residential Inspector
Sergio Melendez, Building Combination Inspector Supervisor
Nancy Spencer, Recording Secretary
Victor Morrison-Vega, Deputy Director
Robert Gonzalez, Residential Inspector

Late Members

Absent Members
Gregory Bowling
Roman Hernandez

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "A" was called to order by Chairman Michael Bray at 5:40 p.m.

II. Approval of minutes for the Building and Standards meeting held September 30, 2009

Motion made by Tommy Razloznik with the noted changes seconded Margie Aguilar-Desrosiers to approve the July 29, 2009 minutes, unanimously carried.

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

Bill Stern gave an update on the cases heard and update. Mountain has been demolished, Diana Natalicio has been secured.

IV. Changes to the agenda

Item V was deleted from agenda. Permits have been obtained.
Item VIII was deleted form agenda. Demolition permit was obtained for demolition of the structures.

Regular Items:

V. Public hearing to determine if the property located at 2204 King James Place, 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 October 27, 2009. The owners of this property, Ann Louise Duff, 2204 King James Place, El Paso, Texas 79903 (the **"Owner"**), has been notified of the violations at this property.

Item was deleted from the agenda.

VI. Public hearing to determine if the property located at 3003 Pershing Drive, 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 December 3, 2009. The owner of this property, Maria Soledad Fuentes, 3003 Pershing Drive, El Paso, Texas, 79903 (the **"Owner"**), has been notified of the violations at this property.

Bill Stern, Chief Building Inspector was present for discussion.

Nellie Avalos, Building Inspector was present for discussion.

Maria Soledad Fuentes, owner of the property was present for discussion.

Mario Chavez, potential buyer for the property was present for discussion. The commission was advised that his intention is to purchase the entire property and demolish the accessory structures located behind the main structure located at 3003 Pershing.

Motion made by Tommy Razloznik seconded by Robert C. Filarski to accept staff recommendations, unanimously carried.

The owners have been notified of the violations at this property, to date there has been no response or corrective action taken, and therefore the department recommends that 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 cannot be repaired; and
4. That the accessory structures be demolished within thirty (30) days; and
5. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days; and

6. 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 property located at 6016 Manila Drive, 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 September 15, 2009. The owners of this property, Ricardo Perez, 6016 Manila Drive, El Paso, Texas, 79924, Nationstar Mortgage, 2828 North Harwood, Dallas, Texas 75201-1516, and Nationstar Mortgage, 350 Highland Drive, Lewiston, Texas 75067 (the **"Owners"**), have been notified of the violations at this property.

Bill Stern was present for discussion.

Robert Gonzalez, Building Inspector was present for discussion

Motion made by Robert C. Filarski seconded by Margie Aguilar-Desrosiers to accept staff recommendations, unanimously carried.

The owners have been notified of the violations at this property, to date there has been no response or corrective action taken, and therefore the department recommends that 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 structures 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 can be repaired; and
5. That the main and accessory structures be secured within thirty (30) days and maintained secure until rehabilitated; and
6. That the tin/steel attachment to the main structure be demolished within thirty (30) days; and
7. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (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.

VIII. Public hearing to determine if the property located at 3420 Rosa 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 October 30, 2009. The owners of this property, Qrtequi Enterprises, Ltd., 2922 Rosa Street, El Paso, Texas, 79905 and Qrtequi Enterprises, Ltd., 3420 Rosa Avenue, El Paso, Texas, 79905 (the **"Owners"**), have been notified of the violations at this property.

This item was deleted from the agenda.

IX. Adjournment

Motion was unanimously carried to adjourn this meeting at 6:03 p.m.

Michael Bray, Chairman
Panel "A"

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