

**CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"
2ND FLOOR, CITY COUNCIL CHAMBERS
October 25, 2006
5:30 P.M.**

MINUTES

The Building & Standards Commission Panel "B" held a public hearing in City Council Chambers, 2nd floor of the City Hall Building on Wednesday, October 25, 2006, at 5:30 p.m. with the following members present:

Board Members Present:

Bob Ayoub (Chair)
Fred Perez
Hector Zamora
Roman Bustillos
Jimmy Stevens
Gregory Davis
Alexandra Swann
Hershel Stringfield

Others Present:

Larry Nichols, Deputy Director
Hillary S. McGinnes, Assistant City Attorney
Tom Maguire, Chief Inspector
Bill Stern, Residential Inspector Supervisor
Leo Casso-Lopez, Residential Inspector
Zully Davila, Residential Inspector
Nancy M. Spencer, Recording Secretary

Absent Members

Becky Friesenhahn

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "A" was called to order by Chair at 5:35 p.m.

II. Approval of minutes for the meetings held August 30, 2006.

Jimmy Stevens advised of one correction to be made in Item #2.

Motion made by Roman Bustillos seconded by Hershel Stringfield and unanimously carried to approve the minutes as amended for the meeting that was held on August 30, 2006.

The commission requested the December 27th meeting to be moved to December 20, 2006 due to the holidays.

Regular Items:

- III. Public hearing to determine if the Building and Standards Commission Order issued for the property located at 316 E. Rio Grande, in the City of El Paso (legal description on file with the City Clerk), in the City of El Paso (legal description on file with the City Clerk) is in compliance with the order of August 30, 2006, and if not to determine penalties. The owner of this property, Leonardo M. Castillo, (the "Owner"), 5022 Yucca Place, El Paso, Texas 79932, has been notified of the violations at this property of this property.

Bill Stern requested this item to be postponed for 60 days until December 27, 2006.

Motion made by Jimmy Stevens, seconded by Gregory Davis, and unanimously carried to accept the staff recommendations.

Motion made by Roman Bustillos seconded by Hector Zamora to reconsider discussion on Item #3 and unanimously carried.

Motion made by Hector Zamora seconded by Roman Bustillos to move item #3 to December 20, 2006 and unanimously carried.

The commission unanimously agreed to change the meeting date of December 27th 2006 for the Building Standards Commission to December 20, 2006.

IV. Public hearing to determine if the property located at 4301 N. Mesa Street, 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 August 25, 2005. The owner of this property, Mesa & Executive LTD, (the "Owner") 4301 N. Mesa Street, El Paso, Texas 79902-1105, has been notified of the violations at this property.

Motion made by Roman Bustillos, seconded Fred Perez to accept the staff recommendations, and ordered as follows:

The Department recommends that it be found:

1. That the main structure and accessory buildings 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 structure can be repaired; and
5. That the main structure and accessory buildings 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.

V. Public hearing to determine if the property located at 803 Arizona 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 June 29, 2006. The owner of this property, Lucia Parra, (the "Owner") 1120 E. Nevada Avenue, El Paso, Texas 79902, has been notified of the violations at this property.

Mrs. Lucia Parra was present for discussion

Motion made by Hector Zamora, seconded by Jimmy Stevens to accept the staff recommendations and ordered as follows:

The Department recommends that it be found:

1. That the main 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 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 structure can be repaired; and
 5. That the structure be vacated and secured until rehabilitated; that the front porch and balcony be demolished and/or replaced 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 1124 N. El Paso Street, 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 31, 2005. The owners of this property, Jose Lopez Morin and wife Marina Hernandez Lopez (2/3) and Lucila Hernandez (1/3) (the "**Owners**"), 1124 North El Paso, El Paso, Texas, 79902, have been notified of the violations at this property.

Ms. Rosa Lopez was present to discuss item.

Motion was made by Hector Zamora , seconded by Jimmy Stevens , and carried to accept the staff recommendations and make the following findings:

The Department recommends that it be found:

1. That the main 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. The structure can't be repaired; and
 5. That the main structure be vacated and secured until rehabilitated and the rear staircase be demolished and or replaced/repared 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.
- VI. Public hearing to determine if the property located at 8036 Glendale, 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 22, 2004. The owner of this property, Reyes Marquez and Susan Marquez (the

“Owners”), 4870 Krag Street, El Paso, Texas 79938, has been notified of the violations at this property.

Bill Stern requested this item be deleted from the agenda.

Motion was made by Roman Bustillos, seconded by Hector Zamora, and carried to accept the staff recommendations to delete this item from the agenda:

- VII. Public hearing to determine if the property located at 3405 Mountain 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 July 7, 2006. The owner of this property, Theodore and Esperanza B. Vega, (“the **Owners**”) 3405 Mountain Avenue, El Paso, Texas 79930, has been notified of the violations at this property.

The property owner was not present to discuss item.

Motion was made by Roman Bustillos, seconded by Hector Zamora, and carried to accept the staff recommendations and make the following findings:

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 structure can be repaired; and
5. That the main structure and accessory building be secured until rehabilitated and that any additions that were not permitted be legalized 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. Discussion

IX. Adjournment

Motion was unanimously carried to adjourn this meeting at 6:40 p.m.

Roman Bustillos, Acting Chair

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