

**CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"
8TH FLOOR CONFERENCE ROOM
FEBRUARY 22, 2006
5:30 P.M.**

MINUTES

The Building & Standards Commission Panel "B" held a public hearing in 8th Floor – Conference Room of the City Hall Building on Wednesday, February 22, 2006, at 5:30 p.m. with the following members present:

Board Members Present:

Bob Ayoub (Chairman)
Paul Zacour
Gregory Davis
Alexandra Swann
Becky Friesenhan

Others Present:

Larry F. Nichols, Deputy Director for BP & I
Terry Cullen-Garney, Deputy City Attorney
Tom Maguire, Chief Inspector
Bill Stern, Residential Inspector Supervisor
Leo Casso-Lopez, Residential Inspector
Wayne Fannin, Residential Inspector
Rocio Genera, Recording Secretary
Lucy Acosta, Recording Secretary

Board Members Absent:

Phillip L. Simms
Hector Zamora

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "B" was called to order by Chairman Bob Ayoub at 5:40 p.m.

II. Approval of minutes for the meeting held November 30th, 2005.

Motion made by Ms. Becky Friesenhahn, seconded by Mr. Gregg Davis, and unanimously carried to approve the minutes for the meeting that was held on November 30th, 2005.

Bill Stern, Residential Inspector Supervisor introduced Mr. Larry F. Nichols, as the department's Building Official.

DISCUSSION AND ACTION: Public Hearings

III. Public hearing to determine if the property located at **224 Hadlock**, 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 17, 2001. The owner of this property, Luis Munoz, 10101 Buckwood Ave., El Paso, Texas 79925, has been notified of the violations at this property.

Motion made by Ms. Alexandra Swann, seconded by Ms. Becky Friesenhahn, and unanimously carried to accept the staff recommendations to table this hearing for 60 days.

Bill Stern, Residential Inspector Supervisor, included items 4, 5, and 6 together because they are the same property. There are five parcels involved in this, which include one primary structure and an accessory structure. All the parcels come together in the middle of the primary structure. They are all different legal descriptions.

- IV. Public hearing to determine if the property located at **748 Hampton Road (Tract 2)**, 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 19, 2005. The owners of this property, Mario J. Martinez and Arcelia Mitchell, 1420 Montana Ave., El Paso, Texas 79902-5618, have been notified of the violations at this property.

Motion made by Ms. Becky Friesenhahn, seconded by Ms. Alexandra Swann, and unanimously carried to accept the staff recommendations and ordered as follows:

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. That since the owners have not submitted any building plans, specifications, reports from design professionals to indicate otherwise the structure can not be repaired; and
5. That the main structure 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 property located at **748 Hampton Road (Tract 3)**, 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 19, 2005. The owner of this property, Mario J. Martinez, 1420 Montana Avenue, El Paso, Texas 79902-5618, has been notified of the violations at this property.

Motion made by Ms. Becky Friesenhahn, seconded by Ms. Alexandra Swann, and unanimously carried to accept the staff recommendations and ordered as follows:

1. That the main structure and be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the main structure 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. That since the owner has not submitted any building plans, specifications, reports from design professionals to indicate otherwise the structure can not be repaired; and
5. That the main structure 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.

VI. Public hearing to determine if the property located at **8097 Nina 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 20, 2005. The owner of this property, John H. Trien, 9920 Dyer, El Paso, Texas 79924, has been notified of the violations at this property.

Motion made by Ms. Becky Friesenhahn, seconded by Ms. Alexandra Swann, and unanimously carried to accept the staff recommendations and ordered as follows:

1. The accessory structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That since the owners have not submitted any building plans, specifications, reports from design professionals to indicate otherwise the accessory structure cannot be repaired; and
3. That the accessory structure be demolished within 30 days; and
4. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
5. 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 **3510 Gateway East**, 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 6, 2006. The owner of this property, Juan Montenegro, 9510 Gateway East, El Paso, Texas 79907, has been notified of the violations at this property.

Motion made by Mr. Gregg Davis, seconded by Mr. Paul Zacour, and unanimously carried to accept the staff recommendations and ordered as follows:

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. That the structure can be repaired; and
5. That the structure 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 all junk vehicle be removed; 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 **103 Valencia Pl. (Rear)**, 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 8, 2005. The owners of this property, Paulino B. Valles and Elva Valles, 103 Valencia Pl, El Paso, Texas 79905, have been notified of the violations at this property.

Motion made by Mr. Paul Zacour, seconded by Mr. Gregg Davis, and unanimously carried to accept the amended staff recommendations and ordered as follows:

1. That the 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 may be repaired; and
4. That the structure be vacated and secured within 30 days; and
5. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
6. That the junk vehicles be removed; 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 property located at **404 Nino Aguilera, and 1400, 1402, 1404 Delta, AKA 404 Nino Aguilera AKA 404 Tornillo**, 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 1994. The owner of this property, Matias Gonzalez, 404 Nino Aguilera, has been notified of the violations at this property.

Motion made by Mr. Gregg Davis, seconded by Ms. Becky Friesenhahn, and unanimously carried to accept the staff recommendations and ordered as follows:

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 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. That the structure can not be repaired; and
5. That the structure be demolished within 30 days; and
6. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
7. That all junk vehicles be removed; and

8. That upon failure by the owner of 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.

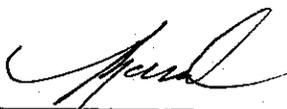
- X. Public hearing to determine if the property located at **9201 Santa Rosalia Court**, in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated January 17, 2006. The owner of this property, Francisco Manuel Trueba, 7054 Canary Court, El Paso, Texas 79915, has been notified of the violations at this property.

Motion made by Mr. Gregg Davis, seconded by Ms. Alexandra Swann, and unanimously carried to accept the staff recommendations and ordered as follows:

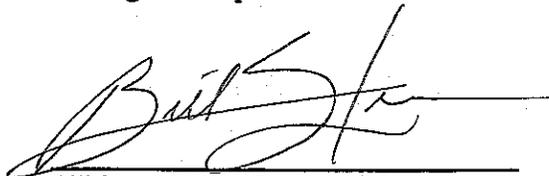
1. That the structure and be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. That since the owners have not submitted any building plans, specifications, reports from design professionals to indicate otherwise the structure cannot be repaired; and
5. That the structure be demolished within 30 days; and
6. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
7. That all abandoned inoperable vehicles be removed and destroyed; 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.

Adjournment

Motion was unanimously carried to adjourn this meeting at 7:09 p.m.



Bob Ayoub, Chairman



Bill Stern, C.B.O., Residential Inspector Supervisor
Development Services Department