

**CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "A"
2ND FLOOR, CITY COUNCIL CHAMBERS
September 27, 2006
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, September 27, 2006, at 5:30 p.m. with the following members present:

Board Members Present:

Tedd Richardson (Chair)
Carl Robinson
Carlos Bombach
Margie Aguilar-Desrosiers
Sema Gonzalez

Others Present:

Larry F. Nichols, Building Official
Cindy Crosby, 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

Jimmy Stevens

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "A" was called to order by Chair Ted Richardson at 5:40 p.m.

II. Approval of minutes for the meetings held July 26, 2006.

Motion was made by Mr. Michael Bray, seconded by Mr. Carl Robinson and unanimously carried to accept the approval of the minutes.

Regular Items:

- III. Public hearing to determine if the property located at 3805 Bliss 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. This hearing was postponed 60 days to allow the owner Andres Anchondo, 3805 Bliss Avenue, El Paso, Texas 79903 time to bring the property into compliance.

Bill Stern requested that this item be deleted from the agenda

Motion was made by Mr. Michael Bray , seconded by Mr. , and carried to accept the staff recommendation to delete this item from the agenda.

- IV. Public hearing to determine if the Building and Standards Commission Order issued for the property located at 117-119 W. Overland, in the City of El Paso (legal description on file with the City Clerk) is in compliance with the order of July 26, 2006, 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 violations at this property.

Mr. William Abraham was present for discussion

Motion was made by Mr. Frederic Dalbin, seconded by Mr. Michael Bray, and carried unanimously to accept the staff recommendations and make the following findings:

1. That the building be secured and maintained secured within 30 days
2. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
3. Provide an engineer's report within 60 days to determine how to proceed with case.
4. That the owner(s), lien holders, mortgages, or any other person having an interest in the property shall appear before the Building and Standards Commission on September 27, 2006 to determine if the order of July 26, 2006 has been brought into compliance.

- V. Public hearing to determine if the property located at 5608 Saluki 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 August 1, 2005. The owner of this property, Emma S. Chaparro, 5608 Saluki, El Paso, Texas 79924, has been notified of the violations at this property.

Mr. Bill Stern advised that he has met with the property owner on July 24, 2006 and July 25, 2006 and was advised on how she could proceed. The property owner has agreed to have all structures demolished and has obtained a demolition permit.

Motion was made by Mr. Frederic Dalbin, seconded by Mr. Carlos Bombach, and carried to accept the staff recommendations and make the following findings:

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 structures can not be repaired; and
4. That all of the structures be demolished within 30 days; and

5. **That the premises be cleaned of all weeds, trash, junk vehicles and debris within 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.**

VI. Public hearing to determine if the property located at **117-119 W. Overland**, 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 16, 2006. The owner of this property, Franklin Group C/O William Abraham (the "**Owner**"), has been notified of the violations at this property.

Mr. William Abraham was present to discuss the item.

Mr. Abraham advised that he was in agreement with staff recommendations, however requested an extension of 30 days to hire an engineer to assess what needed to be done and a total of 60 days to submit a plan for repairs and rehabilitation of the structure.

Motion was made by Mr. Carl Robinson, seconded by Mr. Frederic Dalbin, and carried to accept the staff recommendations and make the following findings:

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. **That the structure can be repaired; and**
 5. **That the structure be secured from unwanted entry within 30 days and maintained secured until rehabilitated; and**
 6. **That all overhand extensions be removed within 30 days; and**
 7. **That a design professional be hired to submit a plan for the repair, removal and stabilization of all exterior surfaces and wall facings to prevent further deterioration, within 30 days; and**
 8. **That all required permits be obtained within 30 days; and**
 9. **That all required repairs be made within 60 days; and**
 10. **Scheduled for September 27, 2006 to determine if the property is in compliance with the Building and Standards Commission order of July 26, 2006 and if not, establish a penalty schedule for continued noncompliance.**
- VII. Public hearing to determine if the property located at 9961 Sidewinder 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 April 26, 2006. The owner of this property, Nebran Enterprises, 2315 Grant Avenue, El Paso, Texas 79930-1022, has been notified of the violations at this property.

Mr. Herbert Ehrlich was present to discuss the item.

Motion was made by Mr. Frederic Dalbin, seconded by Mr. Carlos Bombach, and carried to accept the staff recommendations and make the following findings:

- 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's certificate of occupancy be revoked; and**
- 4. That the structure can be repaired; and**
- 5. That the structure be 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.**

Adjournment

Motion was unanimously carried to adjourn this meeting at 6:50 p.m.

Tedd Richardson, Chairman

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