

Elia Garcia
Mayor
Rene Rodriguez
Representative At Large
Cesar Nevarez
District 1



Ralph Duran
District 2
Victor Perez
District 3
Mayor Pro-Tem
Yvonne Colon-Villalobos
District 4
Adriana Rodarte
City Manager

NOTICE OF A REGULAR MEETING
OF THE
BUILDING AND STANDARDS COMMISSION
OF THE
CITY OF SOCORRO, TEXAS

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (915) 858-2915 or fax (915) 858-9288 for further information.

Notice is hereby given that a regular meeting of the Building and Standards Commission of the City of Socorro, Texas will be held **Tuesday, January 23, 2018** at 6:30 p.m. at City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. Call to order.
2. Establishment of quorum.
3. Excuse absent commission members.
4. Open Forum.
5. Presentation by the Planning & Zoning Department regarding flood zones and an area identified as a danger zone due to flooding during the rainy season.
6. Consider and Take Action:

Public hearing for the substandard building located on Tract 5-G-5, Block 1, Socorro Grant, 11611 Coker Rd., pursuant to Ordinance 361 of the City of Socorro.

**REGULAR MEETING AGENDA - SOCORRO BUILDING AND STANDARDS
COMMISSION January 23rd, 2018 at 6:30 PM**

7. Consider and Take Action:

Public hearing for the substandard building located on Tract 5-G-4, Block 1, Socorro Grant, 11609 Coker Rd., pursuant to Ordinance 361 of the City of Socorro.

8. Consider and Take Action:

Public hearing for the substandard building located on Tract 4-D, Block 1, Socorro Grant, 11651 Coker Rd., pursuant to Ordinance 361 of the City of Socorro.

9. Building and Standards Commissioners Report:

10. Planning and Zoning Department Report:

EXECUTIVE SESSION

The Building and Standards Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and the Texas Government Code, Sections 551, Subchapter D to discuss any of the following: (The items listed below are matters of the sort routinely discuss in Executive Session, but the Building and Standards Commission of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act.) The Building and Standards Commission will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

11. Consider and Take Action:

Adjournment


**REGULAR MEETING AGENDA - SOCORRO BUILDING AND STANDARDS
COMMISSION January 23rd, 2018 at 6:30 PM**

I, the undersigned authority hereby certify that the above notice of meeting of the Building and Standards Commission of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

Dated this 19th day of January 2018.



Sergio Morales, Building and Standards Commission Secretary

DATE & TIME POSTED: 1-19-18 2:30pm. /BY: 

Elia Garcia
Mayor

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At Large

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District 4

Adriana Rodarte
City Manager

DATE: January 23, 2018
TO: BUILDING AND STANDARDS COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing for the substandard building located on Tract 5-G-5, Block 1, Socorro Grant, 11611 Coker Rd., pursuant to Ordinance 361 of the City of Socorro.

SUMMARY:

Ordinance 361 was adopted by the City of Socorro on March 5, 2015, providing the legal mechanism to abate substandard buildings and structures once they are declared as a public nuisance and safety concern for the residents.

BACKGROUND:

Once the building inspectors detect a property or structure considered to be not in compliance with our ordinances, the initial action is the issuance of a Notice of Violation to the property owner, occupant, tenant, lienholder or mortgagee, via certified and return requested letters. A Notice of Substandard Structure Hearing is filed in the El Paso County, announcing the Public Hearing to allow the responsible owners to present a plan of action to abate the violation.

Once all the efforts to contact and get compliance from the owner have been exhausted, the last option is for the City to abate the violation and file a lien on the property to eventually recuperate the funds invested.

STATEMENT OF THE ISSUE:

The following violations have been identified in the aforementioned property.

1. Structure or building is in a state of dilapidation, deterioration or decay, faulty construction, overcrowded and in danger of collapse or failure and dangerous to anyone on or near the premises. Code 6-74(5)
2. Doors or other means of exit is not of sufficient width or size or is arranged to provide safe and adequate means of exit in case of fire or panic. Rear door and windows latched or condemned and not operational Code 6-74(9)(a)
3. Structure or building has been damaged by flood and has cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to wind than is required in the case of similar new construction. Code 6-74(9)(d) & Code 6-74(9)(g)

4. Because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, it is determined to be unfit for human habitation or in such a condition it is likely to cause sickness or disease. Code 6-74(9)(o)
5. Water supply system is not designed to minimize or eliminate infiltration of floodwaters in the system. Code 14-74(5)
6. Structures or buildings have the lowest floor below the highest adjacent grade. The lowest floor must be elevated at least two feet above the highest adjacent grade to avoid flooding. FEMA Flood Zone AO FEMA #480212-239B & Code 14-77(b)
7. Drainage paths around structures to guide floodwaters around and away from structures are not provided. Code 14-77(e)

ALTERNATIVE:

Due to the physical condition of the structures and premises and the state of dilapidation, the building is found to be in danger of collapse or failure and dangerous to anyone on or near the premises, therefore the nuisances must be abated immediately.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL to proceed with the abatement of the violations within 30 days unless the scope of work provided by the owner extends beyond this allotted time.

FINANCIAL IMPACT:

Not yet determined.

AUTHORIZATION:

1. City Manager: _____ Date: _____

2. Attorney: _____ Date: _____

3. CFO: _____ Date: _____

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Adriana Rodarte
City Manager

DATE: January 23, 2018
TO: BUILDING AND STANDARDS COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing for the substandard building located on Tract 5-G-4, Block 1, Socorro Grant, 11609 Coker Rd., pursuant to Ordinance 361 of the City of Socorro.

SUMMARY:

Ordinance 361 was adopted by the City of Socorro on March 5, 2015, providing the legal mechanism to abate substandard buildings and structures once they are declared as a public nuisance and safety concern for the residents.

BACKGROUND:

Once the building inspectors detect a property or structure considered to be not in compliance with our ordinances, the initial action is the issuance of a Notice of Violation to the property owner, occupant, tenant, lienholder or mortgagee, via certified and return requested letters. A Notice of Substandard Structure Hearing is filed in the El Paso County, announcing the Public Hearing to allow the responsible owners to present a plan of action to abate the violation.

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STATEMENT OF THE ISSUE:

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1. Structure or building is in a state of dilapidation, deterioration or decay, faulty construction, overcrowded and in danger of collapse or failure and dangerous to anyone on or near the premises. Code 6-74(5)
2. Doors or other means of exit is not of sufficient width or size or is arranged to provide safe and adequate means of exit in case of fire or panic. Rear door and windows latched or condemned and not operational Code 6-74(9)(a)
3. Structure or building has been damaged by flood and has cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to wind than is required in the case of similar new construction. Code 6-74(9)(d) & Code 6-74(9)(g)

4. Because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, it is determined to be unfit for human habitation or in such a condition it is likely to cause sickness or disease. Code 6-74(9)(o)
5. Water supply system is not designed to minimize or eliminate infiltration of floodwaters in the system. Code 14-74(5)
6. Structures or buildings have the lowest floor below the highest adjacent grade. The lowest floor must be elevated at least two feet above the highest adjacent grade to avoid flooding. FEMA Flood Zone AO & Code 14-77(b)
7. Drainage paths around structures to guide floodwaters around and away from structures are not provided. Code 14-77(e)

ALTERNATIVE:

Due to the physical condition of the structures and premises and the state of dilapidation, the building is found to be in danger of collapse or failure and dangerous to anyone on or near the premises, therefore the nuisances must be abated immediately.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL to proceed with the abatement of the violations within 30 days unless the scope of work provided by the owner extends beyond this allotted time.

FINANCIAL IMPACT:

Not yet determined.

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DATE: January 23, 2018
TO: BUILDING AND STANDARDS COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing for the substandard building located on Tract 4-D, Block 1, Socorro Grant, 11651 Coker Rd., pursuant to Ordinance 361 of the City of Socorro.

SUMMARY:

Ordinance 361 was adopted by the City of Socorro on March 5, 2015, providing the legal mechanism to abate substandard buildings and structures once they are declared as a public nuisance and safety concern for the residents.

BACKGROUND:

Once the building inspectors detect a property or structure considered to be not in compliance with our ordinances, the initial action is the issuance of a Notice of Violation to the property owner, occupant, tenant, lienholder or mortgagee, via certified and return requested letters. A Notice of Substandard Structure Hearing is filed in the El Paso County, announcing the Public Hearing to allow the responsible owners to present a plan of action to abate the violation.

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STATEMENT OF THE ISSUE:

The following violations have been identified in the aforementioned property.

1. Structure or building is in danger of collapse or failure and dangerous to anyone on or near the premises. Code 6-74(5)
2. Means of exit is not of sufficient or arranged to provide safe and adequate means of exit in case of fire or panic. Coker Rd. flooding during rain does not allow for emergency vehicles to operate or rescue and exposes emergency personnel to other life threatening risks. Code 6-74(9)(a)
3. Structure or building has been damaged by flood and has cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to wind than is required in the case of similar new construction. Code 6-74(9)(d) & Section 6-74(9)(g)

4. Because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, it is determined to be unfit for human habitation or in such a condition it is likely to cause sickness or disease. Code 6-74(9)(o)
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