



## Legislation Text

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File #: TMP-2523, Version: 1

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### **Receive an update and consider demolition of El Mio Motel located at 13333 N Stemmons Freeway, Farmers Branch, Texas; and take appropriate action.**

#### BACKGROUND:

In 2015 the El Mio hotel, located at 13333 N Stemmons Freeway, began to noticeably deteriorate. By May of that year staff requested and was issued a search warrant for Code Enforcement, Building Inspection and Environmental Health to fully inspect 100 % of the facility. Following the inspection staff met with ownership on numerous occasions in an attempt to bring the property into full compliance. With minimal repairs being made staff continued to send correction notices and write citations, which were carried into 2016. At this point the owner agreed to consolidate all guests into the main building while he was out of state dealing with a family emergency. Additionally there were indications the property was being sold and a major remodel was forthcoming. However after little progress and no property transaction staff sought and received another search warrant for a 100% re-inspection in May 2017. Conditions had become so poor that staff pursued condemnation proceedings through the municipal court.

#### DISCUSSION:

Staff was successful in reaching a condemnation declaration and in September of 2017 an Agreed Order was issued with a provision that structures be removed no later than January 17, 2018. After this date the City was given the right to demolish all structures without any further court action. While not a firm bid, an estimate of \$215,000 was shared with City staff by Lindamood Demolition. If approved, the invoice would be paid out of the Economic Development Fund and a lien would be placed on the property for future repayment.

#### RECOMMENDATION:

City Administration recommends the City Council authorize the City Manager to move forward with the demolition of El Mio Motel.

#### POSSIBLE COUNCIL ACTION:

1. I move to authorize ...
2. I move to authorize ....., with modifications.
3. I move to table the issue for further study or take no action.

#### ATTACHMENTS:

1. Aerial
2. Re-Inspection Photos