

# 5713 Macias Street.



Front elevation picture

## BUILDING AND STANDARDS BOARD AGENDA FOR April 16, 2026

**CODE ENFORCEMENT DEPARTMENT  
PROPERTY MAINTENANCE AND ZONING**

TO: The Honorable Chairman and Board Members

THROUGH: Arthur "Steve" Alvarado, Code Enforcement Department, City of El Paso Building Official

FROM: Nathan J. Walsh, C.B.O., Chief Building Inspector

SUBJECT: **5713 MACIAS STREET, EL PASO, TX 79905**

The following is a brief chronology of the investigation of the referenced location:

- 1) The single-family dwelling was built on or about the year 1948. The structures were constructed of adobe brick walls with cement plaster with a wood frame roof structure with a total of 984 sq. ft. of living area. The current investigation began on December 20, 2025. The structure was found to have substantial damage and dilapidation, the main structure is severely dilapidated, the ceiling is deteriorated, presents a cement floor, the outside walls are cracked and in disrepair, the structure is filled with combustible materials, trash, rubbish and debris.
- 2) There have been Seventeen (17) Code Enforcement Compliance Cases, and Eleven (11) Property Maintenance and Zoning Cases at the property since March of 2011.
- 3) A certified notice of violation letter was mailed to the owner Dennis VanDusen, 5713 Macias Street on January 10, 2026.
- 4) Certified notices of the public hearing scheduled for April 16, 2026 of the Building and Standards meeting were mailed to the owner and all interested parties on April 6, 2026.
- 5) As of March 5, 2026, \$13, 060.78 in taxes are owed.
- 6) Contact has been made with the property owner.

The owner has been notified of the property violations at this property. To date, there has been no action taken, and therefore the Department recommends:

- 1) That the structure is 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 the disposal of refuse; and
- 3) That the certificate of occupancy be revoked; and
- 4) That the structure shall be secured/demolished within thirty (30) days of this order; and
- 5) That the responsible party shall abide by all permitting requirements; and
- 6) That the premises be cleaned of all weeds, trash and debris within thirty (30) days and maintained clean thereafter; 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, including demolition and place a lien on the property for the work which will be caused to be done by the City.

## NOTICE OF PUBLIC HEARING

### To all interested parties:

The owners, mortgagee, lien holders, and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, hereinafter referred to as the "Commission", at the following time and place:

**LOCATION:** El Paso City 3 801 Texas Ave. Thorman Conference Room, El Paso, Texas, 79901

**DATE:** Thursday, April 16, 2026

**TIME:** 12:30 pm

**PROPERTY:** 5713 Macias St El Paso TX 79905 also described as: Lot 19,

Block 7, Hughes Subdivision of Block 2 of Alameda Acres

Subdivision, an addition to the City of El Paso, in the Plat Map recorded in Volume 13, Page 16, Real Property Records, El Paso County, Texas..

The Property has been determined to be substandard based upon violations of the minimum standards of the 2021 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, Dennis Vandusen, 5713 Macias St El Paso Tx 79905, is, the owner hereinafter referred to as the "Owner" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Property Maintenance & Zoning Division, Code Enforcement Department 200 N. Kansas Ave., El Paso, Texas, 79901, no later than the 20<sup>th</sup> day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the Property, even if you do not.

On or about February 17, 2026 an inspection of the Property was conducted by the Property Maintenance & Zoning Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9)
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18}



- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4. 1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. (Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506. I, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2. 1]



- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
  
- r. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
  
- s. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
  
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607. I]
  
- u. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
  
- v. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2, 703.3, 703.4, 703.5, 703.6, 703.7, 703.8]
  
- w. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.1.2, 704.1.3, 704.2, 704.2.1.1, 704.2.1.2, 704.2.1.3, 704.2
  
- x. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (14) days from receipt of this letter. [Sec. 1 11.2]

The Owner(s) is entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owner(s) advocate(s) for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods

for repair are governed by Texas Local Government Code, Sections 214.00 I (h), (i), U) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owner(s) fail(s) to comply with the order of the Commission the City may pursue one or more of the following actions:

Perform any and all work necessary to bring the property into compliance with the Commission's order;

Assess civil penalties, provided for in the Commission's order, in an amount not to exceed \$1,000 per day or \$10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order.

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. The bylaws may be obtained at the Property Maintenance & Zoning Division, Code Enforcement Department 200 N. Kansas Ave., El Paso, Texas, 79901 or by calling (915) 212-0134.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

**FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.**

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM:

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Wendi Vineyard  
Assistant City Attorney

Arthur S. Alvarado  
Department  
Director

Code Enforcement Department  
200 N Kansas Ave.

El Paso Tx 79901 (915)  
212-0134

