



AGENDA FOR THE BUILDING AND STANDARDS COMMISSION

**July 24, 2025
MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR
12:30 PM**

Notice is hereby given that a meeting of the Building and Standards Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>

Via television on City15,

YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the Building and Standards Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 699 197 236#

A quorum of the Building and Standards Commission members must be present and participate in the meeting.

ROLL CALL

CALL TO ORDER

The Building and Standards Commission of the City of El Paso is now in session. This Commission is established in accordance with ordinances of the City to provide due process in cases involving allegations of violations of El Paso City Code 18.50, according to specific legal rules. Evidence may be presented to the commission for its consideration, other parties interested in your case may also be heard at this time. Following this hearing, you will be promptly notified of the Commission's decision.

CALL TO THE PUBLIC - PUBLIC COMMENT

This time is reserved for members of the public who would like to address the Building and Standards Commission on any items that are not on the Building and Standards Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

If you wish to sign up to speak, please contact:

Lucila Esparza, email: EsparzaL@elpasotexas.gov, Ph: 915-212-7847

Marcos D. Vela, email: VelaM@elpasotexas.gov, Ph: 915-212-6750

Nathan Walsh, email: WalshNJ@elpasotexas.gov, Ph: 915-212-1815

Requests to speak must be received by 12:30 p.m. on the Monday preceding the meeting.

A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes unless otherwise approved by the Building and Standards Commission.

ADMINISTER OATH

Pursuant to 2.38.060 - Hearing procedures. Chair or Vice-Chair shall administer oath for all parties to be providing testimony prior to hearing merits of any case.

REGULAR AGENDA - DISCUSSION AND ACTION

1. Public hearing to determine if the property located at 12923 Hueco Sands Circle, in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to demolish the property. The owner of this property is identified as, EPOPA, LLC,, P.O. Box 96, 79941 El Paso, Texas. [BC-899](#)
2. Public hearing to determine if the property located at 8125 Starr Avenue, in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to demolish the property. The owner of this property is identified as, SANDRA AIME ZAMUDIO; 3501 E. San Antonio Ave, Apt 1, El Paso TX 79905 [BC-900](#)

CONSENT AGENDA

NOTICE TO THE PUBLIC

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by Building and Standards Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by Building and Standards Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The Building and Standards Commission may, however, reconsider any item at any time during the meeting.

APPROVAL OF MINUTES

3. Approval of minutes from May 29, 2025.

[BC-898](#)

EXECUTIVE SESSION

The Building and Standards Commission of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the following: (The items list below are matters of the sort routinely discussed in the Executive Session, but the Building and Standards Commission of the City of El Paso 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 CONSULTATION WITH ATTORNEY
- Section 551.072 DELIBERATION REGARDING REAL PROPERTY
- Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFTS
- Section 551.074 PERSONNEL MATTERS
- Section 551.076 DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS
- Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

ADJOURN

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Planning & Inspections Department at a minimum of 72 hours prior to the date and time of this meeting at the following number: (915) 212-1572.

If you need Spanish Translation Services, please call (915) 212-1572 at least 72 hours in advance of the meeting.

Posted this the 18th of July at 10:30 AM by Lucila Esparza



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-899, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Public hearing to determine if the property located at 12923 Hueco Sands Circle, in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to demolish the property. The owner of this property is identified as, EPOPA, LLC,, P.O. Box 96, 79941 El Paso, Texas.

12923 HUECO SANDS CIR.



BUILDING AND STANDARDS BOARD AGENDA ITEM 4.1 FOR
July 24th, 2025

PLANNING AND INSPECTIONS DEPARTMENT
PROPERTY MAINTENANCE AND ZONING

July 24th, 2025

TO: The Honorable Chairman and Board Members

THROUGH: Tony De La Cruz, Planning and Inspections Department, City of El Paso Building Official

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

SUBJECT: **12923 HUECO SANDS CIR, EL PASO, TEXAS 79938**

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

- 1) The two accessory structures were built on or about the year 1994. The two accessory structures were constructed of CMU brick walls and wood frame roof structure with a total of 594. sq. ft. of area. The current investigation began on May 07th, 2025. The structures were found to have substantial damage and dilapidation, both structures are severely dilapidated. In structure #1 the roof is deteriorated and open to the elements, has a missing wall on one side; structure #2 presents substantial fire damaged, both structures are filled with combustible materials, trash, rubbish and debris and both structures are open to unwanted entry.
- 2) There have been Six (6) PD Code Compliance Cases, One (1) Fire Investigation (Clint Fire Department), and, Two (2) Property Maintenance and Zoning Cases at the property since January of 2018.
- 3) A certified notice of violation letter was mailed to the owner **EPOPA LLC, 444 EXECUTIVE CENTER BLVD. STE 124, EL PASO, TEXAS 79902-1014** on July 9th, 2025.
- 4) Certified notices of the public hearing scheduled for July 24, 2025 of the Building and Standards meeting were mailed to the owner and all interested parties on July 11th, 2025.
- 5) As of June 23rd, 2025. \$0.00 in taxes are owed.
- 6) Contact has been made with the property owner Mr. Tanny Berg on May 19th, 2025 he stated that he was not aware about the two small structures on his land, and on June 12th, 2025 he stated that he is working to get a company to demolish all three structures on the land, to keep just the empty land.

The owner have been notified of the property violations at this property. To February 11, 2025, there has been no action taken, and therefore the Department recommends:

- 1) That the structures are substandard and unfit for habitation or use and a hazard to the public health, safety and welfare; and
- 2) That the structures are 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 structures shall be secured and 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 Hall, 300 N. Campbell, Main Conference Room, El Paso, Texas 79901

DATE: Thursday July 24th, 2025

TIME: 12:30PM

PROPERTY: 12923 HUECO Sands Circle, El Paso, Texas also described as:

Lot 1, Block 15, HUECO CLUB ESTATES UNIT 3, an Addition to the City of El Paso, El Paso County, Texas, according to the plat thereof recorded in Clerk's File No. 20090066250, Real Property Records of El Paso County, Texas;

The Property has been determined to be substandard based upon violations of the minimum standards of the 2015 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, EPOPA, LLC., P.O. Box 96, 79941 El Paso, Texas, is the owner(s), 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, Planning and Inspections Department, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th 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 January 6, 2025 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]

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- 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.506.1, 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]

The Owner 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 214.001(h), (i), (j) 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 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, Planning and Inspections Department, 801 Texas 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:



Wendi N. Vineyard
Assistant City Attorney II

APPROVED AS TO CONTENT:



Javier "Tony" De La Cruz Assistant Director
Planning and Inspections Department 811
Texas Ave.
El Paso, Texas 79901



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-900, **Version:** 2

CITY OF EL PASO, TEXAS LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Public hearing to determine if the property located at 8125 Starr Avenue, in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to demolish the property. The owner of this property is identified as, SANDRA AIME ZAMUDIO; 3501 E. San Antonio Ave, Apt 1, El Paso TX 79905

8125 STARR AVE

Jul 11, 2025 at 1:21:01 PM
El Paso



Front elevation picture

**BUILDING AND STANDARDS BOARD AGENDA ITEM 4.2 FOR
July 24,2025**

**PLANNING AND INSPECTIONS DEPARTMENT
PROPERTY MAINTENANCE AND ZONING**

July 24, 2025

TO: The Honorable Chairman and Board Members

THROUGH: Tony De La Cruz, Planning and Inspections Department, City of El Paso Building Official

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

SUBJECT: 8125 Starr Ave, El Paso, Texas 79907

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 2014. The main structure was constructed of concrete brick walls with a wood frame roof structure with a total of 3864. sq. ft. of living area. Detached garage's structure was constructed of concrete brick walls with a wood frame roof structure with a total of 1292.ft. Accessory structure was constructed of wood walls and wood roof frame.
- 2) The current investigation began on March 17,2025. The structure was found to have substantial damage and dilapidation, the main structure is severely dilapidated, the roof is deteriorated and open to the elements, presents a dirt floor, the outside walls are cracked and admitting light into the interior, the structure is filled with combustible materials, trash, rubbish and debris. The structure is open to unwanted entry.
- 3) There have been twenty-four (24) PD Code Compliance Cases, and, thirteen (13) Property Maintenance and Zoning Cases at the property since November 2013
- 4) A certified notice of violation letter was mailed to the owner **SANDRA AIME ZAMUDIO, 3501 E. San Antonio Ave, Apt 1. El Paso. TX 79905,**
- 5) Certified notices of the public hearing scheduled for July 24,2025 of the Building and Standards meeting were mailed to the owner and all interested parties on July 11,2025.
- 6) As of July 11, 2025 \$3,656.86 in taxes are owed.
- 7) No contact has been made with the property owners or any interested parties.

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 structures are substandard and unfit for habitation or use and a hazard to the public health, safety and welfare; and
- 2) That the structures are 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 structures shall be secured and 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, herein after referred to as the "Commission", at the following time and place:

LOCATION: El Paso City Hall, 300 N. Campbell St., Main Conference Room, 2nd Floor, El Paso, Texas, 79901

DATE: Thursday July 24th, 2025.

TIME: 12:30 p.m.

PROPERTY: 8125 Starr Avenue, El Paso, Texas 79907 also described as

The westerly 89.8 feet of Lot 44, REVISED MAP OF CINECUE PARK, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 7, Page 21, Real Property Records of El Paso County, Texas.

Legal Description (Cinecue Park W.89.8 Ft Ct), 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 **SANDRA AIME ZAMUDIO; 3501 E. San Antonio Ave, Apt 1, El Paso TX 79905** is the owner, herein after 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, Planning and Inspections Department, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th 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 11, 2025 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. Every exterior and interior flight of stairs having more than four risers shall have a hand rail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- f. 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]
- g. 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]
- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. 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]
- k. 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]
- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4, 505.5, 505.5.1]
- o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]

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- p. 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]
- q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- s. 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]
- t. 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]
- u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- v. 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]
- w. 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]
- x. 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
- y. 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. 111.2]

The Owner 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, advocate 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 214.001(h), (i), (j) 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 fails 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;

Page 3 of 7

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.

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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



Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT



Tony De La Cruz
City of El Paso Building Official
Planning and Inspections Department



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-898, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Approval of minutes from May 29, 2025.



BUILDING AND STANDARDS COMMISSION MEETING

May 29th, 2025

12:30 P.M.

MINUTES

The Building and Standards Commission met in person at City Hall, 300 N. Campbell on the above date.

The meeting was called to order at 12:34 p.m.

COMMISSIONERS PRESENT:

Commissioner Andrea Uribe
Commissioner Robert Garland
Commissioner Robert Filarski
Commissioner Miguel Teran
Commissioner Rudy Barba

COMMISSIONERS ABSENT:

Commissioner Anibal Olague
Commissioner John Bryan

AGENDA

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I. CALL TO ORDER

The Building and Standards Commission of the City of El Paso is now in session. This Commission is established in accordance with ordinances of the City to provide due process in cases involving allegations of violations of El Paso City Code 18.50, according to specific legal rules. Evidence may present to the commission for its consideration, other parties interested in your case may also be heard at this time. Following this hearing, you will be promptly notified of the Commissions' decision.

Motion to convene the Building Standards Commission meeting by Commissioner Chair Robert Filarski, seconded by Commissioner Robert Garland.

MOTION PASSED UNANIMOUSLY

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II. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the Building and Standards Commission on any items that are not on the Building and Standards Commission Agenda and that are within the jurisdiction of the Building and Standards Commission.

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III. ADMINISTER OATH

Pursuant to 2.38.060 -Hearing procedures. Chair or Vice-Chair shall administer oath for all parties to be providing testimony prior to hearing merits of any case.

Commissioner Chair Robert Garland administered oath for all parties to be providing testimony. Everyone was asked to raise their right hand to attest to swear to tell the truth. Everyone raised their right hand to swear to tell the truth and nothing but the truth.

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VI. REGULAR AGENDA – DISCUSSION AND ACTION:

1. Public hearing to determine if the property located at **419 E. SCHUSTER AVE, EL PASO, TX 79915,** in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to rehabilitate the property. The owner of this property is identified as **MIG-EP ENTERPRISES, LLC A TEXAS LIMITED LIABILITY COMPANY; 2390 MAGOFFIN AVE, EL PASO TX 79901 with Mr. Ivan Garza owner of the company.**

Power Point presentation by Mr. Jorge Viramontes, Property Maintenance & Housing Inspector with Code Enforcement Department.

Mr. Ivan Garza (Owner) giving testimony about the current safety situation at the property; Mr. Tony De La Cruz, Mr. Daniel Chavira and Mr. Ivan Garza (owner), answered questions from the Commission regarding the listed property.

Motion to approve; that the rehabilitation be commenced, within ninety (90) days from the date of this order, with the issuance of the proper permits, including obtaining a new certificate of occupancy; clean the property of all weeds, trash, and debris, and maintain the property clean thereafter until structure is rehabilitated or demolished. That upon failure by the owners or any other interested party to comply with the order of the Building Standards Commission, the City will demolish the structure after ninety (90) days from the date of this order; or may take whatever action is necessary to bring the property into compliance and place a lien on the property for the work by the City done to comply; Commissioner Chair Robert and, seconded by Commissioner Miguel Teran.

MOTION PASSED UNANIMOUSLY

2. Public hearing to determine if the property located at **918 S. ST. VRAIN** in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to demolish the property. The owner of this property is identified as **RAYNOR PROPS, LLC, 706 NOBELS EL PASO, TX 79902, with Federico Ontiveros, owner/manager.** Power Point presentation by Mr. Jorge Viramontes, Property

Maintenance & Housing Inspector with Code Enforcement Department.

Mr. Federico Ontiveros (Owner/manager) giving testimony about the current safety situation at the property; Mr. Tony De La Cruz, Mr. Daniel Chavira and Mr. Federico Ontiveros answered questions from the Commission regarding the listed property.

Motion to approve; that the rehabilitation of structure be commenced, within thirty (90) days from the date of this order, with the issuance of proper permits, including obtaining a new certificate of occupancy; clean the property of all weeds, trash, and debris, and maintain the property clean thereafter until structure is demolished. That upon failure by the owners or any other interested party to comply with the order of the Building Standards Commission, the City will demolish the structure after thirty (30) days from the date of this order; or may take whatever action is necessary to bring the property into compliance and place a lien on the property for the work by the City done to comply; Commissioner Chair Robert Filarski, seconded by Commissioner Miguel Teran.

MOTION PASSED UNANIMOUSLY

3. Public hearing to determine if the property located at **3126 FINLEY AVE. EL PASO, TX**, in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to demolish the property. The owner(s) of this property are identified as, **Antonio Limas Sr. 2526 Idalia Ave. El Paso, El Paso County, Texas 79930-2024; Margarita L. Esparza 5801 Snark Ct., El Paso, El Paso County, Texas 79924 and Jaime Limas 503 Spratz Circle, Del Rio, Val Verde County, Texas 78840-2725.**

Power Point presentation by Ms. Katherine Fuentes, Property Maintenance & Housing Inspector with Code Enforcement Department.

Mr. Raymundo Limas, representing Antonio Limas (owner, deceased), Margarita Esparza and Jaime Limas (co-owners); giving testimony about the current situation at the property.

Mr. Tony De La Cruz, Mr. Daniel Chavira, Mr. Nathan Walsh and Mr. Raymundo Limas, answered questions from the public and the Commission regarding the listed property.

Motion to approve; that the structure will be secure within thirty (30) days of this order and that the demolition of structures be completed, within ninety (90) days from the date of this order, including obtaining a new certificate of occupancy; clean the property of all weeds, trash, and debris, and maintain the property clean thereafter until structure is demolished. That upon failure by the owners or any other interested party to comply with the order of the Building Standards Commission, the City will demolish the structure after ninety (90) days from the date of this order; or may take whatever action is necessary to bring the property into compliance and place a lien on the property for the work by the City done to comply; Commissioner Chair Robert Filarski, seconded by Commissioner Miguel Teran.

MOTION PASSED UNANIMOUSLY

Mr. Tony De La Cruz introduced Mr. Steve Alvarado as new Code Enforcement Director; Mr. Steve Alvarado appeared before the commission stating that he and the Code Enforcement Department is working with the City and Legal Department to make the transition for the Code Enforcement Cases.

1. CONSENT AGENDA

1. Approval of minutes from 4/17/2025

Motion to approve minutes by Commissioner Robert Filarski, seconded by Commissioner Rudy Barba.

MOTION PASSED UNANIMOUSLY

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Motion to adjourn by Commissioner Robert Filarski, Seconded by Commissioner Rudy Barba.

Meeting adjourned at 1:27 p.m. Approved as to form:

Tony De La Cruz, Building and Standards Commission Executive Secretary