



AGENDA FOR THE BUILDING AND STANDARDS COMMISSION

December 11, 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.

Anibal Olague, Robert Garland, John Bryan, Robert Filarski, Andrea Uribe, Miguel Teran, and Rudy Barba

ROLL CALL

CALL TO ORDER

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:

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

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

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

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. Selection of New Chair and Vice Chair for 2026 | <u>BC-1520</u> |
| 2. Approval of the 2025 BSC Meeting Calendar. | <u>BC-1522</u> |
| 3. Legal Presentation - Mona Heydarian | <u>BC-1523</u> |
| 4. Update of BSC Cases from 2025 - Lucila Esparza | <u>BC-1524</u> |

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 the Building and Standards Commission to be routine and will be enacted by one motion unless separate discussion is requested by the 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 12:30 p.m. on the Thursday preceding 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, however, may reconsider any item at any time during the meeting.

APPROVAL OF MINUTES

October 16, 2025 Minutes

[BC-1525](#)

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 _____ of _____ at _____ AM/PM by _____



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1520, **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.

1. Selection of New Chair and Vice Chair for 2026



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1522, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

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2. Approval of the 2025 BSC Meeting Calendar.



CITY OF EL PASO

BUILDING AND STANDARDS COMMISSION

PROPOSED CALENDAR (2026)

MAYOR

Renard U. Johnson

PROPOSED CALENDAR DATES

End Time of meeting may exceed the time shown below

CITY COUNCIL

District 1

Alejandra Chávez

District 2

Dr. Josh Acevedo

District 3

Deanna M. Rocha

District 4

Cynthia Boyar Trejo

District 5

Ivan Niño

District 6

Art Fierro

District 7

Lily Limón

District 8

Chris Canales

Date	Time
Thursday, January 22, 2026	12:30 pm
Thursday, February 19, 2026	12:30 pm
Thursday, March 19, 2026	12:30 pm
Thursday, April 16, 2026	12:30 pm
Thursday, May 14, 2026	12:30 pm
Thursday, June 18, 2026	12:30 pm
Thursday, July 23, 2026	12:30 pm
Thursday, August 20, 2026	12:30 pm
Thursday, September 17, 2026	12:30 pm
Thursday, October 15, 2026	12:30 pm
NOVEMBER (NO BSC MEETING)	N/A
Thursday, December 10, 2026	12:30 pm

November is proposed to have no BSC meeting due to the holiday schedule.
December will only be a business meeting; no cases will be presented.

CITY MANAGER

Dionne Mack



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1523, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

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3. Legal Presentation - Mona Heydarian



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1524, **Version:** 1

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

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4. Update of BSC Cases from 2025 - Lucila Esparza



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1525, **Version:** 1

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

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October 16, 2025 Minutes



BUILDING AND STANDARDS COMMISSION MEETING
October 16, 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 12:44 p.m.

COMMISSIONERS PRESENT:

Commission Chair Robert D. Garland
Commission Vice Chair Miguel Teran
Commissioner Robert Filarski
Commissioner Anibal Olague
Commissioner Rudy Barba
Commissioner Andrea Uribe

COMMISSIONERS ABSENT:

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 Commission Chair Robert D. Garland, seconded by Commission Vice Chair Miguel Teran.

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.

Commission Chair Robert D. Garland administered oath for all parties to be providing testimony. All individuals present were asked to affirm that they would tell the truth, the whole truth, and nothing but the truth.

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IV. REGULAR AGENDA – DISCUSSION AND ACTION:

1. Public hearing to determine if the property located at 3100 Richmond Ave.; 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: SMITH REVOCABLE TRUST.

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

Commission Chair Robert D. Garland called for public comment regarding the property; however, no members of the public were present to speak.

Motion to approve; the demolition of the structures within thirty (30) days from the date of this order; Secure the structures from the date of this order and maintain secured thereafter until demolition; clean the property of all weeds, trash, and debris, and maintain the property clean thereafter until structures are 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 all the work performed by the City; Commission Chair Robert D. Garland, seconded by Commissioner Rudy Barba.

MOTION PASSED UNANIMOUSLY

2. Public hearing to determine if the property located at 9573 Albany Pl., 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 Annetta M. Breedlove, 17120 Mapes Ave. Cerritos Ca.

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

Commission Chair Robert D. Garland called for public comment regarding the property; however, no members of the public were present to speak.

Motion to approve; the demolition of the structure within thirty (30) days from the date of this order; Secure the structure from the date of this order and maintain secured thereafter until demolition; clean the property of all weeds, trash, and debris, and maintain the property clean thereafter until structures are 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 all the work performed by the City; Commission Chair Robert D. Garland, seconded by Commission Vice Chair Miguel Teran.

MOTION PASSED UNANIMOUSLY

3. Public hearing to determine if the property located at 1306 Magoffin Ave, 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 NORAMAR CORP, 539 W COMMERCE ST STE 7780 DALLAS, TX 75208-1953.

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

Commission Chair Robert D. Garland called for public comment regarding the property; Omar Maynez, Attorney for NORAMAR CORP, agreed to the thirty-day (30) demolition after contacting the Historic Preservation Officer.

Motion to approve; the demolition of the structure within thirty (30) days from the date of this order; Secure the structure from the date of this order and maintain secured thereafter until demolition; clean the property of all weeds, trash, and debris, and maintain the property clean thereafter until structures are 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 performed by the City; Commissioner Rudy Barba, seconded by Commission Vice Chair Miguel Teran.

MOTION PASSED UNANIMOUSLY

4. Public hearing to determine if the property located at 5733 Hemmingway Dr., 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 Allen Y and Ana M Yoshida, 5733 Hemmingway Dr.

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

Commission Chair Robert Garland called for public comment regarding the property; Frank Ramirez future owner of the property, agreed to have the title transferred within 90 days and secured within 30 days.

Motion to approve; the rehabilitation of the structure within **ninety (90)** days from the date of this order; Secure the structures from the date of this order and maintain secured thereafter until rehabilitation; clean the property of all weeds, trash, and debris, and maintain the property clean thereafter until structure is rehabilitated. 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 performed by the City; Commissioner Anibal Olague, seconded by Commission Vice Chair Miguel Teran.

MOTION PASSED UNANIMOUSLY

V. CONSENT AGENDA

1. Approval of minutes from July 24, 2025

Motion to approve minutes by Commission Chair Robert D. Garland, seconded by Commissioner Rudy Barba.

MOTION PASSED UNANIMOUSLY

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Motion to adjourn by Commission Chair Robert D. Garland, Seconded by Commissioner Rudy Barba.

Meeting adjourned at 1:35 p.m. Approved as to form:



Arthur S. Alvarado, Code Enforcement Director, Code Enforcement Department