



AGENDA FOR THE BUILDING AND STANDARDS COMMISSION

**October 16, 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:

1-646-647-1558 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

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, 3100 Richmond Avenue, El Paso, Texas 79930.

[BC-1294](#)

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, ANNETA MARIE BREEDLOVE, 17120 MAPES AVE. LOS ANGELES COUNTY CERRITOS, CALIFORNIA 90703 .

[BC-1296](#)

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. YOSHIDA and wife ANA M. YOSHIDA; 5733 HEMMINGWAY DR EL PASO, TX 79924.

[BC-1295](#)

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, a Wyoming Corporation, 539 W. Commerce St. Ste. 7780 Dallas, TX 75208, Dallas County.

[BC-1297](#)

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

4. Approval of minutes from July 24th, 2025.

[BC-1185](#)

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) 212-1815.

If you need Spanish Translation Services, please call (915) 212-1815 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-1294, **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 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, 3100 Richmond Avenue, El Paso, Texas 79930.

3100 RICHMOND AVE



BUILDING AND STANDARDS BOARD AGENDA
October 16th, 2025

CODE ENFORCEMENT DEPARTMENT
PROPERTY MAINTENANCE AND ZONING

October 16th, 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: 3100 Richmond Avenue, El Paso, Texas 79930

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 1921. The main structure was constructed of clay brick walls with a brick veneer with a wood frame roof structure with a total of 1830. sq. ft. of living area. The current investigation began on April 4th, 2025. The structures were found to have substantial fire damage and dilapidation through the wooden roof, the main structure is severely dilapidated, portions of the roof are collapsed and open to the elements, presents a dirt floor, the outside walls are cracked and admitting light into the interior, the structures are filled with combustible materials, trash, rubbish and debris. The structures are open to unwanted entry.
- 2) There have been one (1) PD Code Compliance Case, One (1) Fire Investigation, and, Three (3) Property Maintenance and Zoning Cases at the property since September 2019.
- 3) A certified notice of violation letter was mailed to the owner Smith Revocable Trust on April 24, 2025
- 4) Certified notices of the public hearing scheduled for October 16th, 2025 of the Building and Standards meeting were mailed to the owner and all interested parties on October 1st, 2025.
- 5) No contact has been made with the property owners or any interested parties.

The owner(s) have been notified of the property violations at this property. As of September 10th, 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 demolished within ninety (90) days of this order; and
- 5) That the structures shall be secured from the date of this order; and
- 6) That the responsible party shall abide by all permitting requirements; and

- 7) That the premises be cleaned of all weeds, trash and debris from the date of this order and maintained clean thereafter; and
- 8) 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, October 16, 2025

TIME: 12:30 PM

PROPERTY: 3100 Richmond Avenue, El Paso, Texas 79930 also described as:

N. 37.5 feet of Lots 29 to 32, inclusive, Block 17, ALTURA PARK, an addition to the City of El Paso, El Paso County, Texas, a/k/a 3100 Richmond Avenue.

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, Smith Revocable Trust, 3100 Richmond Avenue, El Paso, Texas 79930, 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 April 4, 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. 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(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 214.001(h), (i), (j) and (k).

Page 2 of 7

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, Planning and Inspections Department, 801 Texas Ave., El Paso, Texas, 79901 or by calling (915) 212-0134.

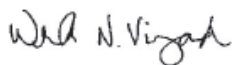
This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

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
Office of the City Attorney

APPROVED AS TO CONTENT:



Javier "Tony" De La Cruz
Assistant Director
Planning and Inspections Department
811 Texas Ave.
El Paso, Texas 79901
(915) 212-0104



Legislation Text

File #: BC-1296, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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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, ANNETA MARIE BREEDLOVE, 17120 MAPES AVE. LOS ANGELES COUNTY CERRITOS, CALIFORNIA 90703 .

9573 Albany Pl



BUILDING AND STANDARDS BOARD AGENDA
October 16th, 2025

CODE ENFORCEMENT DEPARTMENT
PROPERTY MAINTENANCE AND ZONING

October 16th, 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: 9573 ALBANY PL EL PASO, TX 79924

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 1960. The main structure was constructed of clay brick walls with a brick veneer with a wood frame roof structure with a total of 1566. sq. ft. of living area. The current investigation began on April 14, 2025. The structures were found to have substantial fire damage and dilapidation, the main structure is severely dilapidated, the roof is deteriorated and portions of it has been collapsed, structures are open to the elements, presents a dirt floor, the outside walls are cracked and admitting light into the interior, the structures are filled with combustible materials, trash, rubbish and debris. The structures are open to unwanted entry.
- 2) There have been eleven (11) PD Code Enforcement Cases, and, Two (2) Property Maintenance and Zoning Cases at the property since September 2019.
- 3) A certified notice of violation letter was mailed to the owner BREEDLOVE ANNETTA M, 17120 MAPES AVE CERRITOS CA 90703-2515 on April 29, 2025.
- 4) Certified notices of the public hearing scheduled for October 16, 2025 of the Building and Standards meeting were mailed to the owner(s) and all interested parties on October 1st, 2025.
- 5) No contact has been made with the property owners or any interested parties.

The owner(s) have been notified of the property violations at this property. As of 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 demolished within thirty (30) days of this order; and
- 5) That the structures shall be secured from the date of this order; and
- 6) That the responsible party shall abide by all permitting requirements; and

- 7) That the premises be cleaned of all weeds, trash and debris from the date of this order and maintained clean thereafter; and
- 8) 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 October 16, 2025

TIME: 12:30PM

PROPERTY: 9573 ALBANY PL EL PASO, TX 79924 also described as:

Lot 23, Block 12 SKYVIEW SECTION 2, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 14, Page 62, 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, **ANNETTA MARIE BREEDLOVE, 17120 MAPES AVE. LOS ANGELES COUNTY, CERRITOS, CALIFORNIA 90703**, 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 April 14, 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. 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(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 214.001(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(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, Planning and Inspections Department, 801 Texas Ave., El Paso, Texas, 79901 or by calling (915) 212-0134.

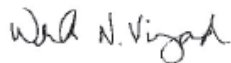
This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

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.



Legislation Text

File #: BC-1295, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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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. YOSHIDA and wife ANA M. YOSHIDA; 5733 HEMMINGWAY DR EL PASO, TX 79924.

5733 HEMMINGWAY DR



BUILDING AND STANDARDS BOARD

October 16th, 2025

**CODE ENFORCEMENT DEPARTMENT
PROPERTY MAINTENANCE AND ZONING**

October 16th, 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: 5733 Hemmingway Dr. El Paso, Tx 79924

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 1961. The main structure was constructed of clay brick walls with a brick veneer with a wood frame roof structure with a total of 1100. sq. ft. of living area. The current investigation began on April 10, 2025. The structure was found to have substantial damage and dilapidation, the roof is severely deteriorated and open to the elements, presents a dirt floor, the structure is filled with combustible materials, trash, rubbish and debris. The structure is open to unwanted entry.
- 2) There have been eight (8) PD Code Enforcement Cases and, three (3) Property Maintenance and Zoning Cases at the property since September of 2019.
- 3) A certified notice of violation letter was mailed to the owner YOSHIDA ALLEN Y & ANA M, 12236 NE 131 ST WAY APT B102 KIRKLAND WA 98034-7326 on April 29th, 2025
- 4) Certified notices of the public hearing scheduled for October 16th, 2025 of the Building and Standards meeting were mailed to the owners and all interested parties on October 1st, 2025.
- 5) No contact has been made with the property owners or any interested parties.

The owner(s) have been notified of the property violations at this property. As of September 10th, 2025, there has been no action taken, and therefore the Department recommends:

- 1) That the structure is substandard, 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 disposal of refuse; and
- 3) That the certificate of occupancy be revoked; and
- 4) That the rehabilitation be commenced, within ninety (90) days from the date of this order, including obtaining a new certificate of occupancy and City permits; or
- 5) That the structure be demolished within ninety (90) days from the date of this order; and
- 6) That the responsible party shall abide by all permitting requirements; and

- 7) That the structure be secured from the date of this order, and maintained secured until rehabilitated or demolished; and
- 8) That the premises be cleaned of all weeds, trash, and debris from the date of this order and maintained clean thereafter until the structure rehabilitation has been completed and/or structure demolished; and
- 9) That upon failure by the owner(s) or any other interested party to comply with the order of the Building and Standards Commission, the City will demolish the structure after ninety (90) days from the date of this order and may secure the structure 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 which will be caused by the City to be done.

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, October 16, 2025

TIME: 12:30PM

PROPERTY: 5733 Hemmingway Dr El Paso TX 79924 also described as:

Lot 19, Block 98, SUN VALLEY ADDITION, UNIT NINE, an Addition to the City of El Paso, El Paso County, Texas, according to the Map thereof on file in the Front of the Book 916 of Deed Records of 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 **ALLEN Y. YOSHIDA and wife, ANA M. YOSHIDA, 5733 Hemmingway Dr El Paso, TX 79924**, are 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 April 14, 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. 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(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 214.001(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(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, Planning and Inspections Department, 801 Texas Ave., El Paso, Texas, 79901 or by calling (915) 212-0134.

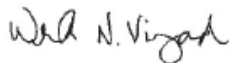
This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

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
(915) 212-0104



Legislation Text

File #: BC-1297, **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 1306 Magoffin Ave.l, 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, a Wyoming Corporation, 539 W.. Commerce St. Ste. 7780 Dallas, TX 75208, Dallas County.

1306 MAGOFFIN AVE



Front elevation picture

BUILDING AND STANDARDS BOARD AGENDA
October 16, 2025

PLANNING AND INSPECTIONS DEPARTMENT
PROPERTY MAINTENANCE AND ZONING

October 16, 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: 1306 MAGOFFIN AVE EL PASO, TX 79901

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 1946. The structure was constructed of brick, wood & wood paneling, with a total of 1,949 sq. ft of living area. The initial investigation began on June 04, 2025. The structure was found to be in disrepair & dilapidating. Needing substantial indoor work inside. The structure was found boarded and secured on June 27, 2025. The current investigation began on August 14, 2025. The structure was found with additional damage constituting a collapsed wall in the rear addition, fire scorching, and a dislocation of the service conduit. There is substantial structural dilapidation to the area's exterior/interior. The property is filled with combustible material, trash, rubbish and debris. The structure is currently open to unwanted entry.
- 2) Structure constitutes of 2 floors & a back addition.
- 3) There has been 5 Property Maintenance and Zoning Cases, 5 EPPD Code Enforcement & 1 Fire Investigation case since 2021.
- 4) From June 25, 2025- October 03, 2025 there has been 18 EPPD cases.
- 5) A certified notice of violation letter was mailed to the owner, **NORAMAR CORP, 539 W COMMERCE ST STE 7780 DALLAS, TX 75208-1953** on **June 06, 2025**.
- 6) Certified notices of the public hearing scheduled for October 16, 2025 of the Building and Standards meeting were mailed to the owner and all interested parties on October 1st, 2025 & October 3rd
- 7) As of September 16, 2025. \$0.00 in taxes are owed.

- 8) On September 16, 2025 the structure was determined by the Chief Building Inspector (Adrian Garcia) as defined under the 2021 International Property Maintenance code as:
1. Imminent Danger
 - a. The rear addition to the home that has already partially collapsed, has been evaluated and found to pose a clear, immediate, and present threat to the safety of occupants, the public, and adjacent properties. This addition requires to be demolished.
 2. Imminent Hazard
 - b. The main abandoned structure has multiple points of entry that could allow individuals to enter the unsafe structure. The property exhibits unsafe conditions that do not currently pose an immediate threat of collapse or injury but could do so without mitigation. This would require to be boarded and secured immediately.
- 9) On June 04, 2025 contact was made with Power of Attorney Omar Maynez to board and secure the property. Contact was made again on October 03, 2025 he is currently working on rehabilitating the property and is struggling to find an engineer. The property is possibly being occupied by transients.
- 10) As of September 30, 2025 the property is pending a writ of entry for clean-up from Clean El Paso.
- 11) The property lies in a Historic District.

The owner has been notified of the property violations at this property. To September 16, 2025 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 demolished within thirty 30 days from the date of this order; and
- 5) That the structure be secured from the date of this order, and maintained secured until demolished; and
- 6) That the responsible party shall abide by all permitting requirements; and
- 7) That the premises be cleaned of all weeds, trash, and debris from the date of this order and maintained clean thereafter until the structure is demolished; and
- 8) 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 placing 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 October 16, 2025

TIME: 12:30PM

PROPERTY: 1306 MAGOFFIN AVENUE also described as:

The East 10 feet of Lot 3, and all of Lot 4, Block 4, MAGOFFIN'S HOMESTEAD ADDITION, an addition to the City of El Paso, El Paso County, Texas, municipally designated as 1306 Magoffin Avenue, El Paso, Texas 79990

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, **Noramar Corp, a Wyoming Corporation, 539 W. Commerce St. Ste. 7780 Dallas, TX 75208, Dallas County** 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 June 4, 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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Notice of Public Hearing | 1306 Magoffin Ave.

- 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(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 214.001(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(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, 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:

Arthur "Steve" Alvarado
Director of Code Enforcement
Code Enforcement Department
200 N. Kansas Ave.
El Paso, Texas 79901
(915) 212-6026

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WNV Notice of Public Hearing | 1306 Magoffin Ave.



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1185, **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 July 24th, 2025.



BUILDING AND STANDARDS COMMISSION MEETING

July 24, 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 12:36 p.m.

COMMISSIONERS PRESENT:

Commissioner John Bryan
Commissioner Robert Filarski
Commissioner Anibal Olague
Commissioner Miguel Teran
Commissioner Rudy Barba

COMMISSIONERS ABSENT:

Commissioner Robert Garland
Commissioner Andrea Uribe

AGENDA

.....

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 Vice-Chair Miguel Teran, seconded by Commissioner John Bryan.

MOTION PASSED UNANIMOUSLY

.....

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.

.....

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 Vice-Chair Miguel Teran 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.

.....

IV. 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.**

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

Mr. Tony De La Cruz and Mr. Berg (Owner representative via phone call), answered questions from the Commission regarding the listed property.

Motion to approve; the demolition of the structures within ninety (90) 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 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 Miguel Teran, seconded by Commissioner Robert Filarski.

MOTION PASSED UNANIMOUSLY

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.**
Power Point presentation by Ms. Jessica Castillo, Property Maintenance & Housing Inspector with Code Enforcement Department.

Vice-Chair Miguel Teran called for public comment regarding the property; however, no members of the public were present to speak.

Motion to approve; that the demolition of structures be completed, within thirty (30) days from the date of the order, including obtaining a new certificate of occupancy; additionally to secure all structures from the date of the order; including the under-ground layer to be secured within thirty (30) days of this order; 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 John Bryan, seconded by Commissioner Bob Filarski.

MOTION PASSED UNANIMOUSLY

V. CONSENT AGENDA

1. Approval of minutes from 05/29/2025

Motion to approve minutes by Commissioner Bob Filarski, seconded by Commissioner John Bryan.

MOTION PASSED UNANIMOUSLY

.....
Motion to adjourn by Vice-Chair Commissioner Miguel Teran, Seconded by Commissioner John Bryan.

Meeting adjourned at 1:10 p.m. Approved as to form:

Tony De La Cruz, Building and Standards Commission Executive Secretary