AGENDA FOR THE BUILDING AND STANDARDS COMMISSION

October 15, 2026
CITY 3 801 TEXAS AVE - THORMAN CONFERENCE ROOM
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,Robert Filarski, Andrea Uribe, Jose A. Ramirez, 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
Arthur S. Alvarado email: AlvaradoA@elpasotexas.gov Ph: 915-212-6026

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 structure located at 607 S. Florence.in the City of El Paso is a dangerous structure and to determine if the owners will be ordered to demolish the structure. The owners of this property are identified as Jose A. Rojas and Cleotilde H. Rojas of 607 S. Florence St. **BC-2587**

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

2. April 16, 2026 Building and Standards Commission Minutes **BC-2588**

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 _____

File #: BC-2587, **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 structure located at 607 S. Florence.in the City of El Paso is a dangerous structure and to determine if the owners will be ordered to demolish the structure. The owners of this property are identified as Jose A. Rojas and Cleotilde H. Rojas of 607 S. Florence St.

607 S. Florence Street

BUILDING AND STANDARDS BOARD AGENDA FOR
October 15, 2026

CODE ENFORCEMENT DEPARTMENT
PROPERTY MAINTENANCE AND ZONING

October 15, 2026

TO: The Honorable Chairman and Board Members

THROUGH: Steve Alvarado, Code Enforcement Department, City of El Paso Code Enforcement Director

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

SUBJECT: **607 S. FLORENCE STREET, EL PASO, TX 79901**

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

The initial investigation began on 05/27/2026. A Writ of Entry was conducted on 05/28/2026. The structure is believed to be built in or around 1900. Structure is open to unwanted entry, and structural fire damage that occur on 10/25/2014.

Structure is approximately 1885sq. ft. The structure itself is one floor. It was found with broken, burned load bearing walls & collapsed ceilings. The property is filled with combustible material, trash, rubbish and debris.

Zoning label Apartment (A-3)

No contact was made with possible interested parties.

There has been a total of 2 Property Maintenance and Zoning Cases, 9 Nuisance Code Enforcement since 2011.

A certified notice of violation letters were mailed to the owners, Rojas, Jose A and Cleotilde H at 607 S Florence ST, El Paso, TX 79901 on 05/28/2026

Certified notices of the public hearing scheduled for 10/15/2026 of the Building and Standards meeting were mailed to owner Rojas, Jose A and Cleotilde H and all interested parties on .

Property under probate court: case 2021-CPR01706

As of 09/22/2026. $48,178.47 in taxes are owed on the property.

ORDER No. CODE ENFORCEMENT ENHS25-05564
OF THE CITY OF EL PASO BUILDING AND
STANDARDS COMMISSION

An order of the Building and Standards Commission (the "Commission") abatement of the substandard and dangerous structures located at 4948 Riley Ct., El Paso, Texas, also described as;

Legal Description: Lot 2036, Block 79, Mountain View, an addition to City of El Paso, El Paso County Texas according to the Map thereof in Book 14, Page 8 of the Deed Records of El Paso County, Texas,

WHEREAS, the Commission finds that proper notice has been provided as required by Chapter 2.38 of the El Paso City Code to the interested parties identified as: collectively referred to as the "Owner"; and

WHEREAS, the owner Patricia Lopez was not present; and

WHEREAS, based on the evidence presented, the Commission finds the Property is in violation of 18.50 of the El Paso City Code; and

WHEREAS, the structures constitute dangerous structures and, as such, are a nuisance condition that constitutes a hazard to the health, safety, and welfare of the citizens and are likely to endanger persons and property; and

WHEREAS, the Commission takes notice of and incorporates all evidence presented at the hearing and incorporates the same into the body of this Order for all purposes;

THEREFORE, IT IS ORDERED ADJUDGED, AND DECREED BY THE CITY OF EL PASO BUILDING AND STANDARDS COMMISSION:

1. The Owner is hereby ordered to:

   a. Demolish/Board and Secure structures (main, rear accessory, and side accessory) within 30 (thirty) days from the date of this Order, abiding by all permitting regulations; and

   b. Clear the Property of all weeds, trash, and debris from the date of this Order and maintain the property clear of all weeds, trash, and debris thereafter until the structures (main, rear accessory, and side accessory) are demolished; and

   c. That the structures (main, rear accessory, and side accessory) be secured from the date of this order, and maintained secured until demolished; and

d. All work performed at the Property must be done in compliance with all applicable sections of the El Paso City Code and state and federal regulations and statutes.

2. That the Building and Standards Commission hereby orders the structure's certificate of occupancy revoked.

3. Alternatively, if the Owner fails to comply with this Order, the City of El Paso, through the Property Maintenance & Zoning Division of the Code Enforcement Department, may:

   a. Demolish the structures (main, rear accessory, and side accessory);

   b. Secure the structures (main, rear accessory, and side accessory);

   c. Clear the Property of all weeds, trash, and debris;

   d. Seek reimbursement from the Owner for the cost of complying with this order and that the expense if not satisfied, shall result in a lien being placed against the Property.

4. **When this Order has been filed in the real property records of El Paso County it is binding on subsequent grantees, lienholders, or other transferees of an interest in the Property.**

5. **REHEARING: a person affected by this order may request a rehearing by the same Commission panel that issued this Order. Only ONE hearing may be requested. The Building and Standards Commission may grant a rehearing only under the following circumstances:**

   a. Proper request is made within thirty (30) days of receipt of notice of the Order of the Commission; and

   b. No appeal of this Order has been taken as allowed pursuant to paragraph 6, below; and

   c. Rehearing fees prescribed by the FY Schedule C in effect on the date of the permit application are furnished with the rehearing request. The rehearing request shall state the basis for requesting the rehearing. The Building and Standards Commission may waive these fees in cases of financial hardship based on written affirmation from the applicant.

6. **RIGHT TO APPEAL:** ***The decision of the Building and Standards Commission is the final administrative remedy. An appeal may be filed by verified petition in State District Court, Petition for appeal must be within thirty (30) days of receipt of this Order. All appeals to the district court will be heard de novo.***

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED, that the City Clerk shall cause copies of this Order to be served on the record owner and all other persons having an interest in the property as provided by law.

According to the real property records of El Paso County, you own or have an interest in the property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to Property Maintenance & Zoning, Code Enforcement Department, 200 N. Kansas St. El Paso, Texas 79901 no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice.

This Order is considered adopted and entered upon the signed date and signature of the Chairperson or Vice Chairperson of the Building and Standards Commission.

ADOPTED on this 25 **day of** September **2026**

BUILDING AND STANDARDS COMMISSION

John Bryan, Vice Chair

APPROVED AS TO FORM:

Wendi N. Vineyard
Assistant City Attorney II

APPROVED AS TO CONTENT:

Arthur S. Alvarado
Director of Code Enforcement
Code Enforcement Department

HQ26-PS-2072 | TRAN#21112 | WNV
Final Order | 4948 Riley Ct.

File #: BC-2588, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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April 16, 2026 Building and Standards Commission Minutes

BUILDING AND STANDARDS COMMISSION MEETING
April 16, 2026
12:30 P.M.

MINUTES

The Building and Standards Commission met in person at City 3, 811 Texas Ave, lower level, Thorman meeting room on the above date. The meeting was called to order at 12:42 p.m.

COMMISSIONERS PRESENT:
Commission Vice Chair John Bryan
Commissioner Andrea Uribe
Commissioner Anibal Olague
Commissioner Robert D. Garland
Commissioner Robert Filarski

COMMISSIONERS ABSENT:
Commission Chair Miguel Teran
Commissioner Rudy Barba

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 Robert D. Garland Second by Commission Vice Chair 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.

Commission Vice Chair John Bryan 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. Selection of a new Chair and Vice Chair for 2026 calendar year.

   Commissioner Vice Chair John Bryan motion to have Robert Filarski Selected as New Chair, Second by Anibal Olague.

   MOTION PASSED UNANIMOUSLY

   Commissioner Vice Chair John Bryan motion to have Anibal Olague Selected as New Vice Chair, Second by Commissioner Robert D. Garland.

   MOTION PASSED UNANIMOUSLY

2. Public hearing to determine if the property located at **3628 Wickham Ave, El Paso, TX 79904** 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**: Kennith W. Hill and Helen Hill of 3628 Wickham Ave, El Paso, TX 79904.**

   Power Point presentation by Inspector Olga Martinez, Property Maintenance and Housing Inspector with Code Enforcement Department.

   Commission Vice Chair John Bryan called for public comment regarding the property; Pasqual Delgado, neighbor who is spoke publicly on the behalf of the neighborhood.

   Motion to approve; Board and Secure structure within thirty (30) days from the date of this order; demolish structure within (30) days from the date of this order; maintain secured thereafter until demolition; 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 all the work performed by the City; Commission Vice Chair John Bryan motion to approve, seconded by Commissioner Robert D. Garland.

MOTION PASSED UNANIMOUSLY

3. Public hearing to determine if the property located at **5713 Macias St., El Paso, TX 79905** 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**: Dennis VanDusen of 5713 Macias St., El Paso, TX 79905.**

   Power Point presentation by Inspector Juan Aleman, and Housing Inspectors with Code Enforcement Department.

   Commission Chair John Bryan called for public comment regarding the property; Dennis Van Dusen, owner speaking publicly against demolition.

   Recommendation from Commission Chair Robert D. Garland revise the recommendation from the City to (90) days form this date of the order for the homeowner to get a permit to rectify the deficiencies and start working on the listed address of **5713 Macias St., El Paso, TX 79905,** before a mandate to tear it down. Javier Antonio Delacruz with Planning and Inspections accepted the recommendation as provided, modify with the conditions that are stipulated, (90) days. Building permits submitted within (90) days, and staff would like to have the demolition order in place if need be.

   Commission Chair John Bryan will provide (90) days, obtain a contractor and pull a building permit of 6 months. Work with the City of El Paso. Recommendation of modification from (30) days to (90) days to acquire a building permit, board and secure within those (90) days. A motion by Chair Robert D. Garland to extend the demolition for (90) days, to allow the homeowner the opportunity to rehabilitate the structure. If the building is not secured, not cleaned up, or a permit is not obtained, the City of El Paso can send a demolition crew to demolish the structure. A second motion by Chair Anibal Olague. Motion to approve.

   MOTION PASSED UNANIMOUSLY

4. Public hearing to determine if the property located at **115 Tobin, El Paso, TX 79905** 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 Alicia Delgado and Yesenia Delgado of 115 Tobin Pl., El Paso, TX 79905.**

   Power Point presentation by Inspector Ruben Cueto Property Maintenance and Housing Inspector with Code Enforcement Department.

   Commission Chair John Bryan confirmed no one from the public was present to speak on behalf of the property.

Motion to approve; Demolish structure within (30) thirty day of the date of this order, Board and Secure all structures within thirty (30) days from the date of this order; 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 thirtty (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; Commissioner Robert Filarsky motion to approve, seconded by Commissioner Robert D. Garland.

MOTION PASSED UNANIMOUSLY

V. CONSENT AGENDA

1. Approval of minutes from February 19, 2026

   Motion to approve minutes by Commissioner Robert Filarski, seconded by Commission Robert D. Garland.

   MOTION PASSED UNANIMOUSLY

. . . . . .

Motion to adjourn by Commissioner Robert D. Garland, Seconded by Commission Vice Chair John Bryan

Meeting adjourned at 1:21 p.m. Approved as to form:

Arthur S. Alvarado

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