



AGENDA FOR THE BUILDING AND STANDARDS COMMISSION

**January 22, 2026
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

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. [BC-1649](#)
2. Approval of 2026 BSC Meeting Calendar. [BC-1650](#)
3. Public hearing to determine if the structures located at [BC-1643](#)
 - 7217 North Loop Dr
 - 7219 North Loop Dr
 - 7221 North Loop Dr
 - 7223 North Loop Dr
 - 7225 North Loop Dr in the City of El Paso, are dangerous structures and to determine if the owner will be ordered to demolish the structures. The owner of this properties is identified as, MIRRISONS TEXAS, LP, a Texas Limited Partnership, 7181 Copper Queen Dr. El Paso, TX 79915.

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

December 11, 2025 Minutes.

[BC-1648](#)

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 Code Enforcement 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-1649, **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.

1. Selection of New Chair and Vice Chair for 2026.



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1650, **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.

2. Approval of 2026 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, April 16, 2026	12:30 pm
Thursday, June 25, 2026	12:30 pm
Thursday, August 20, 2026	12:30 pm
Thursday, October 15, 2026	12:30 pm
Thursday, December 10, 2026	12:30 pm

CITY MANAGER

Dionne Mack



Legislation Text

File #: BC-1643, **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.

3. Public hearing to determine if the structures located at

- 7217 North Loop Dr
- 7219 North Loop Dr
- 7221 North Loop Dr
- 7223 North Loop Dr
- 7225 North Loop Dr in the City of El Paso, are dangerous structures and to determine if the owner will be ordered to demolish the structures. The owner of this properties is identified as, MIRRISONS TEXAS, LP, a Texas Limited Partnership, 7181 Copper Queen Dr. El Paso, TX 79915.

7219 North Loop



BUILDING AND STANDARDS BOARD MEETING FOR
January 22nd, 2026

CODE ENFORCEMENT DEPARTMENT
PROPERTY MAINTENANCE AND ZONING

January 22nd, 2026

TO: The Honorable Chairman and Board Members

THROUGH: Arthur Steve Alvarado, Code Enforcement Department Director

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

SUBJECT: 7217 North Loop Dr.

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

- The property consists of two (2) primary structures, identified as Structure “A” (well/shaft, approx. 20 ft deep) and Structure “B” (former water reservoir or grain silo with foundation ruptures). Site is Zoned R-F (Ranch-Farm).
- Code history: one (1) Code Compliance Cases and one (1) Property Maintenance & Zoning Case since January 2013
- Unsafe Conditions: Structure "A" has an open point of entry, that is accessible to vagrants creating a safety hazards.
- The structures are believed to have been constructed around 1943; no records were found on Microfich or EPCAD, and all measurements are approximate.
- The initial investigation began on October 28, 2025, and a Writ of Entry was conducted on October 31st, 2025.
- A Certified Notice of Violation was mailed on October 31, 2025, to Escobar Antonio R., and Certified Notices of Public Hearing were mailed on January 06, 2026, for the January 22, 2026 Building and Standards Commission hearing to Mirrisons Texas, LP and all interested parties.
- To date, 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. To January 6th, 2025, there has been no action taken, and therefore the Department recommends:

1. That the structures (“A” & “B”) are substandard and unfit for use and a hazard to the public health, safety, and welfare; and
2. That the structures (“A” & “B”) are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and the disposal of refuse; and
3. That the structures (“A” & “B”) shall be demolished within thirty 30 days from the date of this order; and

4. That the structure (“A”) be secured from the date of this order, and maintained secured until demolished; and
5. That the responsible party shall abide by all permitting requirements; and
6. That the premises be cleaned of all weeds, trash, and debris from the date of this order and maintained clean thereafter until the structures are demolished; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission, the City may take whatever action is necessary to bring the property into compliance, including demolition and 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, herein after referred to as the "Commission", at the following time and place:

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

DATE: January 22, 2026

TIME: 12:30 p.m.

PROPERTY: 7217 NORTH LOOP DRIVE, EL PASO, TEXAS 79915, also described as:

Lots 29, 30, 31, 32 and 33 of PALMDALE ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the Map or Plat thereof recorded in Volume 12, Page 9 of the Deed/Map/Plat Official Public 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, **MIRRISONS TEXAS, LP, a Texas Limited Partnership; 7181 Copper Queen Dr, El Paso, TX 79915;** is the owner, herein after referred to as the "Owner" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Property Maintenance & Zoning Division, Code Enforcement Department, 200 N. Kansas 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 October 31st, 2025 an inspection of the Property was conducted by the Property Maintenance & Zoning Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. Every exterior and interior flight of stairs having more than four risers shall have a hand rail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- f. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- g. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- k. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

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- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4, 505.5, 505.5.1]
 - o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec. 506.1, 506.2, 506.3]
 - p. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
 - q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
 - r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec. 603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
 - s. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
 - t. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
 - u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
 - v. Means of egress & Emergency escape opening – A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
 - w. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2, 703.3, 703.4, 703.5, 703.6, 703.7, 703.8]
 - x. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 7704.1, 704.1.1, 704.1.2, 704.1.3, 704.2, 704.2.1.1, 704.2.1.2, 704.2.1.3, 704.2.1.4, 704.2.2, 704.2.3, 704.2.4, 704.3, 704.4, 704.5, 704.7]
 - y. The structure(s) needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (14) calendar days from the date of this letter. [Sec. 11.2] (Permit must be obtained as per 18.02.105.1 & the securement must meet the requirements of 18.50.160, 18.50.170 & Appendix A)
 - z. The repairs to be structural elements and/or service systems referred to in the previous sections must be completed within 30 calendar days from the date of this letter (except for the closing of vacant structure(s)). If, due to the scope and complexity of the work

more time is needed, you must make this request to the Code Enforcement Department, Property Maintenance and Zoning Division.

- aa. Structure(s) that are unsecured and open to unwanted entry will be secure by the City Of El Paso after the fourteenth calendar day from the date on this letter at the real property owners expense, with a lien being placed on the real property for securement cost incurred by the City.

The Owner is entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owner, advocate for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owner fails to comply with the order of the Commission the City may pursue one or more of the following actions:

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

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

- Appoint a receiver as permitted by state law; and

- Any other remedies permitted by state law.

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

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. The bylaws may be obtained at the Property Maintenance & Zoning Division, Code Enforcement Department, 200 N. Kansas Ave., El Paso, Texas, 79901 or by calling (915) 212-1815.

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:



Mona M. Heydarian
Assistant City Attorney

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

Doc # 20260001376
#Pages 5 #NFPages 1
01/07/2026 09:17 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$41.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
herein by me and was duly recorded by document number in the Recording
Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones

7219 North Loop



BUILDING AND STANDARDS BOARD MEETING FOR
January 22nd, 2026

CODE ENFORCEMENT DEPARTMENT
PROPERTY MAINTENANCE AND ZONING

January 22nd, 2026

TO: The Honorable Chairman and Board Members

THROUGH: Arthur Steve Alvarado, Code Enforcement Department Director

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

SUBJECT: **7219 North Loop Dr.**

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

- The property located at 7219 North Loop Drive consists of four (4) primary structures, identified as Structures **A, B, C, and D** site is Zoned R-F (Ranch-Farm).
- Code history: one (1) Code Compliance Cases and one (1) Property Maintenance & Zoning Case since January 2013
- **Structure A** partially overlaps property lines into 7217 North Loop Drive; however, the majority of the structure is located within 7219 North Loop. Structure **A** is approximately 5,466 sq. ft., including additions spanning from 7217 through 7219 North Loop, and is believed to have been a milk processing and bottling facility. The structure is one-story, constructed of stone and cinder block (CMU), and was found with broken load-bearing walls, fire damage, substantial structural dilapidation throughout the interior and exterior and collapsed ceilings and roof. The site contains combustible materials, trash, rubbish, and debris.
- **Structure B** is approximately 2,014 sq. ft., a one-story single-family dwelling, and was found with broken front doors, multiple cracks in load-bearing walls, and deteriorated walls and ceilings.
- The property is currently occupied by transients, and no contact has been made with owners or interested parties.
- **Structure C** is approximately 546 sq. ft. of habitable space, resembling a single-family dwelling, constructed of adobe with wood framing and stucco finish, with a deteriorated concrete foundation. The structure has multiple unwanted points of entry, including missing doors and broken windows, making it highly accessible to vagrants, and contains significant combustible material.
- **Structure D**, an accessory structure is approximately 28 sq. ft. Constructed of a wood frame and cement finish. Dilapidated interior and exterior walls.
- A Certified Notice of Violation was mailed on October 31, 2025, to Escobar Antonio R., 7225 North Loop Dr., El Paso, TX 79915-2412. Certified Notices of Public Hearing for the January 22, 2026, Building and Standards Commission meeting were mailed on January 06, 2026, to Mirrisons Texas, LP, a Texas Limited Partnership, and all interested parties. As of January 07, 2026, no property taxes are owed on the properties.

The owner(s) have been notified of the property violations at this property. To January 6th, 2025, there has been no action taken, and therefore the Department recommends:

1. That the structures are substandard and unfit for use and habitation and a hazard to the public health, safety, and welfare
2. That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and the disposal of refuse
3. That the certificate of occupancy be revoked,
4. That the structures (**Structures A, C & D**) shall be demolished within thirty (30) days from the date of this order and,
5. That the rehabilitation of **Structure B** be completed within ninety (90) days from the date of this order with the issuance of City permits, and/or structure "**B**" be demolished after ninety (90) days;
6. That the structures (**Structures A, B, C & D**) be secured from the date of this order and maintained secured until demolished or rehabilitated (as applicable)
7. That the responsible party shall abide by all permitting requirements
8. That the premises be cleaned of all weeds, trash, and debris from the date of this order and maintained clean thereafter until the structures are demolished or rehabilitated (as applicable)
9. 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, herein after referred to as the "Commission", at the following time and place:

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

DATE: January 22, 2026

TIME: 12:30 p.m.

PROPERTY: 7219 NORTH LOOP DRIVE, also
described as:

Lots 29, 30, 31, 32 and 33 of PALMDALE ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the Map or Plat thereof recorded in Volume 12, Page 9 of the Deed/Map/Plat Official Public 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, **MIRRISONS TEXAS, LP, a Texas Limited Partnership; 7181 Copper Queen Dr, El Paso, TX 79915;** is the owner, herein after referred to as the "Owner" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Property Maintenance & Zoning Division, Code Enforcement Department, 200 N. Kansas 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 **October 31st, 2025**, an inspection of the Property was conducted by the Property Maintenance & Zoning Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. Every exterior and interior flight of stairs having more than four risers shall have a hand rail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- f. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- g. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- k. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4, 505.5, 505.5.1]
- o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec. 506.1, 506.2, 506.3]
- p. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec. 603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- s. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- t. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- v. Means of egress & Emergency escape opening – A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- w. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2, 703.3, 703.4, 703.5, 703.6, 703.7, 703.8]
- x. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 7704.1, 704.1.1, 704.1.2, 704.1.3, 704.2, 704.2.1.1, 704.2.1.2, 704.2.1.3, 704.2.1.4, 704.2.2, 704.2.3, 704.2.4, 704.3, 704.4, 704.5, 704.7]
- y. The structure(s) needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (14) calendar days from the date of this letter. [Sec. 11.2] (Permit must be obtained as per 18.02.105.1 & the securement must meet the requirements of 18.50.160, 18.50.170 & Appendix A)
- z. The repairs to be structural elements and/or service systems referred to in the previous sections must be completed within 30 calendar days from the date of this letter (except

for the closing of vacant structure(s)). If, due to the scope and complexity of the work more time is needed, you must make this request to the Code Enforcement Department, Property Maintenance and Zoning Division.

- aa. Structure(s) that are unsecured and open to unwanted entry will be secure by the City Of El Paso after the fourteenth calendar day from the date on this letter at the real property owners expense, with a lien being placed on the real property for securement cost incurred by the City.

The Owner is entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owner, advocate for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owner fails to comply with the order of the Commission the City may pursue one or more of the following actions:

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

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

- Appoint a receiver as permitted by state law; and

- Any other remedies permitted by state law.

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

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. The bylaws may be obtained at the Property Maintenance & Zoning Division, Code Enforcement Department, 200 N. Kansas Ave., El Paso, Texas, 79901 or by calling (915) 212-1815.

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.

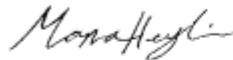
HQ2025-Code Enforcement-6335 | TRAN#629#11
Notice of Public Hearing | 7219 North Loop Dr
WNV

4

**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.**

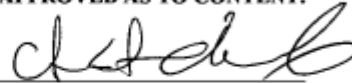
The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM:



Mona M. Heydarian
Assistant City Attorney

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

Doc # 20260001377
#Pages 5 #NFPages 1
01/07/2026 09:17 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$41.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
herein by me and was duly recorded by document number in the Recording
Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones

7221 North Loop



BUILDING AND STANDARDS BOARD MEETING FOR
January 22nd, 2026

CODE ENFORCEMENT DEPARTMENT
PROPERTY MAINTENANCE AND ZONING

January 22nd, 2026

TO: The Honorable Chairman and Board Members

THROUGH: Arthur Steve Alvarado, Code Enforcement Department Director

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

SUBJECT: 7221 North Loop Dr.

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

- This property contains only one structure, which will be referred to as Structure A
- The initial investigation began on October 28, 2025
- A Writ of Entry was conducted on October 31, 2025
- The structure is believed to have been built in or around 1943 and is Zoned R-F (Ranch-Farm)
- Structure A is approximately 546 sq. ft. and closely resembles a Single-Family Dwelling
- Constructed of adobe with wood framing and a stucco finish; concrete foundation with cement finish, deteriorated in sections throughout.
- Current condition: multiple unwanted points of entry, missing door, broken windows, making it highly accessible to vagrants; interior has accumulated a large amount of combustible material
- Code history: four (4) Code Compliance Cases and one (1) Property Maintenance & Zoning Case since January 2013
- Certified Notice of Violation mailed to property owner Antonio R. Escobar, 7225 North Loop Dr., El Paso, TX 79915-2412 on October 31, 2025
- Certified Notices of Public Hearing (scheduled for January 22, 2026, before the Building and Standards Commission) mailed to Mirrisons Texas, LP, a Texas Limited Partnership, and all interested parties on January 6, 2026
- No contact has been made with property owners and/or any interested parties.

The owner(s) have been notified of the property violations at this property. To January 6th, 2025, there has been no action taken, and therefore the Department recommends:

1. That the structure is substandard and unfit for use and habitation and a hazard to the public health, safety, and welfare
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and the disposal of refuse

3. That the certificate of occupancy be revoked,
4. That the structure (**Structure A**) be secured from the date of this order and maintained secured thereafter.
5. That the responsible party shall abide by all permitting requirements
6. That the premises be cleaned of all weeds, trash, and debris from the date of this order and maintained clean thereafter until the structures are demolished or rehabilitated (as applicable)
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission, the City may take whatever action is necessary to bring the property into compliance, including demolition and 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, herein after referred to as the "Commission", at the following time and place:

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

DATE: January 22, 2026

TIME: 12:30 p.m.

PROPERTY: 7221 NORTH LOOP DRIVE, EL PASO, TEXAS 79915 also described as:

Lots 29, 30, 31, 32 and 33 of PALMDALE ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the Map or Plat thereof recorded in Volume 12, Page 9 of the Deed/Map/Plat Official Public 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 **MIRRISONS TEXAS, L.P., a Texas Limited Partnership; 7181 Copper Queen Dr, El Paso, TX 79915;** is the owner, herein after referred to as the "Owner" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Property Maintenance & Zoning Division, Code Enforcement Department, 200 N. Kansas 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 **October 31st, 2025** an inspection of the Property was conducted by the Property Maintenance & Zoning Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. Every exterior and interior flight of stairs having more than four risers shall have a hand rail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- f. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- g. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- k. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4, 505.5, 505.5.1]
- o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec. 506.1, 506.2, 506.3]
- p. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec. 603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- s. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- t. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- v. Means of egress & Emergency escape opening – A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- w. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2, 703.3, 703.4, 703.5, 703.6, 703.7, 703.8]
- x. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 7704.1, 704.1.1, 704.1.2, 704.1.3, 704.2, 704.2.1.1, 704.2.1.2, 704.2.1.3, 704.2.1.4, 704.2.2, 704.2.3, 704.2.4, 704.3, 704.4, 704.5, 704.7]
- y. The structure(s) needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (14) calendar days from the date of this letter. [Sec. 11.2] (Permit must be obtained as per 18.02.105.1 & the securement must meet the requirements of 18.50.160, 18.50.170 & Appendix A)
- z. The repairs to be structural elements and/or service systems referred to in the previous sections must be completed within 30 calendar days from the date of this letter (except for the closing of vacant structure(s)). If, due to the scope and complexity of the work

more time is needed, you must make this request to the Code Enforcement Department, Property Maintenance and Zoning Division.

- aa. Structure(s) that are unsecured and open to unwanted entry will be secure by the City Of El Paso after the fourteenth calendar day from the date on this letter at the real property owners expense, with a lien being placed on the real property for securement cost incurred by the City.

The Owner is entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owner, advocate for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owner fails to comply with the order of the Commission the City may pursue one or more of the following actions:

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

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

- Appoint a receiver as permitted by state law; and

- Any other remedies permitted by state law.

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

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. The bylaws may be obtained at the Property Maintenance & Zoning Division, Code Enforcement Department, 200 N. Kansas Ave., El Paso, Texas, 79901 or by calling (915) 212-1815.

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.

Doc # 20260001378
#Pages 5 #NFPages 1
01/07/2026 09:17 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$41.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Recording
Division of Real Property in El Paso County.



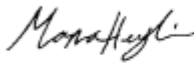
EL PASO COUNTY, TEXAS

Delia Briones

**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.**

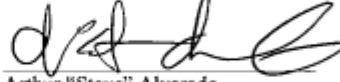
The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM:



Mona M. Heydarian
Assistant City Attorney

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

7223 North Loop



BUILDING AND STANDARDS BOARD MEETING FOR
January 22nd, 2026

CODE ENFORCEMENT DEPARTMENT
PROPERTY MAINTENANCE AND ZONING

January 22nd, 2026

TO: The Honorable Chairman and Board Members

THROUGH: Arthur Steve Alvarado, Code Enforcement Department Director

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

SUBJECT: 7223 North Loop Dr.

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

- Consists of two (2) primary structures, identified as Structures **A & B**.
- The initial investigation began on October 28, 2025.
- A Writ of Entry was conducted on October 31, 2025.
- The structures are believed to have been built in or around 1943 and is Zoned R-F (Ranch-Farm).
- Structure "A" is approximately 107 sq. ft. and closely resembles an outhouse.
- Structure "B" is approximately 367 sq. ft. and resembles a single-family dwelling unit.
- Structures A & B are constructed of adobe with wood framing and a stucco finish; concrete foundation with cement finish, deteriorated in sections throughout. It was found with a broken/crumbling foundation, broken walls, and a collapsed roofs. It is believed to be a makeshift dwelling units. Most if not all utilities have been removed or missing.
- Current conditions: multiple unwanted points of entry, missing door, broken windows, making it highly accessible to vagrants; interior has accumulated a large amount of combustible material.
- Code history: one (1) Code Compliance Cases and one (1) Property Maintenance & Zoning Case since January 2013.
- Certified Notice of Violation mailed to property owner Antonio R. Escobar, 7225 North Loop Dr., El Paso, TX 79915-2412 on October 31, 2025
- Certified Notices of Public Hearing (scheduled for January 22, 2026, before the Building and Standards Commission) mailed to Mirrisons Texas, LP, a Texas Limited Partnership, and all interested parties on January 6, 2026.
- No contact has been made with property owners and/or any interested parties.

The owner(s) have been notified of the property violations at this property. To January 6th, 2025, there has been no action taken, and therefore the Department recommends:

1. That the structures (“A” & “B”) are substandard and unfit for use and habitation and a hazard to the public health, safety, and welfare; and
2. That the structures (“A” & “B”) 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 (“A” & “B”) shall be demolished within thirty 30 days from the date of this order; and
5. That the structures (“A” & “B”) 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 structures are 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, herein after referred to as the "Commission", at the following time and place:

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

DATE: January 22, 2026

TIME: 12:30 p.m.

PROPERTY: 7223 NORTH LOOP DRIVE, EL PASO, TEXAS 79915, also described as:

Lots 29, 30, 31, 32 and 33 of PALMDALE ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the Map or Plat thereof recorded in Volume 12, Page 9 of the Deed/Map/Plat Official Public 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, **MIRRISONS TEXAS, L.P. a Texas Limited Partnership; 781 Copper Queen Dr. El Paso TX 79915;** is the owner, herein after referred to as the "Owner" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Property Maintenance & Zoning Division, Code Enforcement Department, 200 N. Kansas 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 **October 31st, 2025**, an inspection of the Property was conducted by the Property Maintenance & Zoning Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. Every exterior and interior flight of stairs having more than four risers shall have a hand rail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- f. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- g. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- k. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4, 505.5, 505.5.1]
- o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- p. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- s. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- t. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- v. Means of egress & Emergency escape opening – A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- w. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2, 703.3, 703.4, 703.5, 703.6, 703.7, 703.8]
- x. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 7704.1, 704.1.1, 704.1.2, 704.1.3, 704.2, 704.2.1.1, 704.2.1.2, 704.2.1.3, 704.2.1.4, 704.2.2, 704.2.3, 704.2.4, 704.3, 704.4, 704.5, 704.7]
- y. The structure(s) needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (14) calendar days from the date of this letter. [Sec.11.2] (Permit must be obtained as per 18.02.105.1 & the securement must meet the requirements of 18.50.160, 18.50.170 & Appendix A)
- z. The repairs to be structural elements and/or service systems referred to in the previous sections must be completed within 30 calendar days from the date of this letter (except

for the closing of vacant structure(s)). If, due to the scope and complexity of the work more time is needed, you must make this request to the Code Enforcement Department, Property Maintenance and Zoning Division.

- aa. Structure(s) that are unsecured and open to unwanted entry will be secure by the City Of El Paso after the fourteenth calendar day from the date on this letter at the real property owners expense, with a lien being placed on the real property for securement cost incurred by the City.

The Owner is entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owner, advocate for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owner fails to comply with the order of the Commission the City may pursue one or more of the following actions:

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

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

- Appoint a receiver as permitted by state law; and

- Any other remedies permitted by state law.

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

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. The bylaws may be obtained at the Property Maintenance & Zoning Division, Code Enforcement Department, 200 N. Kansas Ave., El Paso, Texas, 79901 or by calling (915) 212-1815.

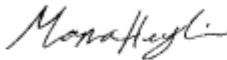
This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

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:



Mona M. Heydarian
Assistant City Attorney

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

Doc # 20260001379
#Pages 5 #NFPages 1
01/07/2026 09:17 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$41.00

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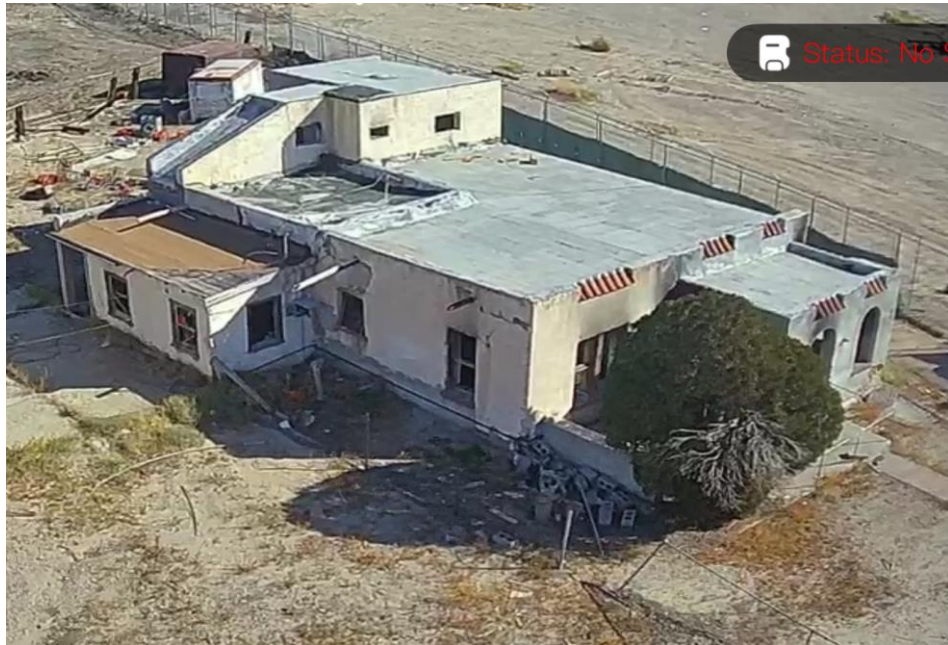
I hereby certify that this instrument was filed on the date and time stamped
herein by me and was duly recorded by document number in the Recording
Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones

7225 North Loop



BUILDING AND STANDARDS BOARD MEETING FOR
January 22nd, 2026

CODE ENFORCEMENT DEPARTMENT
PROPERTY MAINTENANCE AND ZONING

January 22nd, 2026

TO: The Honorable Chairman and Board Members

THROUGH: Arthur Steve Alvarado, Code Enforcement Department Director

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

SUBJECT: 7225 North Loop Dr.

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

- Consists of one (1) primary structure, identified as Structure “A”.
- The initial investigation began on October 28, 2025.
- A Writ of Entry was conducted on October 31, 2025.
- The structure is believed to have been built in or around 1943 and is Zoned R-F (Ranch-Farm).
- **Structure “A”** is approximately 1,323 sq. ft. and closely resembles a single-family dwelling unit, (two story) ;
- Constructed of common brick with wood framing and a stucco finish; concrete foundation with cement finish, deteriorated in sections throughout, fire damage, substantial structural dilapidation throughout the interior and exterior and collapsed ceilings and roof. The site contains combustible materials, trash, rubbish, and debris.
- Most if not all utilities have been removed or missing.
- Current conditions: multiple unwanted points of entry, missing door, broken windows, making it highly accessible to vagrants; interior has accumulated a large amount of combustible material.
- Code history: three (3) Code Compliance Cases, one (1) Property Maintenance & Zoning Case & one (1) Fire & Arson Investigation case since January 2013.
- Certified Notice of Violation mailed to property owner Antonio R. Escobar, 7225 North Loop Dr., El Paso, TX 79915-2412 on October 31, 2025.
- Certified Notices of Public Hearing (scheduled for January 22, 2026, before the Building and Standards Commission) mailed to Mirrisons Texas, LP, a Texas Limited Partnership, and all interested parties on January 6, 2026.
- No contact has been made with property owners and/or any interested parties.

The owner(s) have been notified of the property violations at this property. To January 6th, 2025, there has been no action taken, and therefore the Department recommends:

1. That the structure (“A”) is substandard and unfit for use and habitation and a hazard to the public health, safety, and welfare; and

2. That the structure (“A”) 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 (“A”) shall be demolished within thirty 30 days from the date of this order; and
5. That the structure (“A”) 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 structures are 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, herein after referred to as the "Commission", at the following time and place:

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

DATE: January 22, 2026

TIME: 12:30 p.m.

PROPERTY: 7225 NORTH LOOP DRIVE, EL PASO, TEXAS 79915, also described as:

Lots 29, 30, 31, 32 and 33 of PALMDALE ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the Map or Plat thereof recorded in Volume 12, Page 9 of the Deed/Map/Plat Official Public 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, **MIRRISONS TEXAS, L.P., a Texas Limited Partnership; 7181 Copper Queen Dr. El Paso, TX 79915;** is the owner, herein after referred to as the "Owner" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Property Maintenance & Zoning Division, Code Enforcement Department, 200 N. Kansas 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 **October 31st, 2025** an inspection of the Property was conducted by the Property Maintenance & Zoning Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. Every exterior and interior flight of stairs having more than four risers shall have a hand rail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- f. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- g. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- k. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4, 505.5, 505.5.1]
- o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec. 506.1, 506.2, 506.3]
- p. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec. 603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- s. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- t. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
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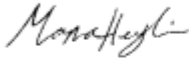
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APPROVED AS TO FORM:



Mona M. Heydarian
Assistant City Attorney

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

Doc # 20260001380
#Pages 5 #NFPages 1
01/07/2026 09:17 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$41.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Recording
Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1648, **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.

December 11, 2025 Minutes.



BUILDING AND STANDARDS COMMISSION MEETING
December 11, 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 12:32 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
Commissioner John Bryan

COMMISSIONERS ABSENT:

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

MOTION PASSED UNANIMOUSLY

.....

.....

II REGULAR AGENDA – DISCUSSION AND ACTION:

1. Power Point presentation by Lucila Esparza, Property Maintenance & Housing Inspector Supervisor with The Code Enforcement Department.

III. CONSENT AGENDA

1. Approval of minutes from October, 16 2025

Motion to approve minutes by Commission Vice Chair Miguel Teran, seconded by Commissioner Anibal Olague.

MOTION PASSED UNANIMOUSLY

.....

Motion to adjourn by Commissioner Robert Filarski, Seconded by Commissioner John Bryan

Meeting adjourned at 12:43 p.m. Approved as to form:

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