

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.



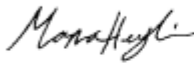
EL PASO COUNTY, TEXAS

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.**

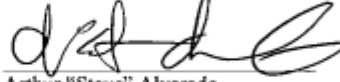
The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

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