



## **AGENDA FOR THE BUILDING AND STANDARDS COMMISSION**

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**February 19, 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. Public hearing to determine if the structure located at 4948 Riley Ct., in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to demolish the structure. The owner of this property is identified as, Patricia Lopez 4948 Riley Ct. El Paso, Tx 79904.

[BC-1755](#)

2. Public hearing to determine if the structure located at 9035 Alameda Ave., in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to demolish the structure. The owner of this property is identified as, El Paso AR Investments LLC, A Texas Limited Liability Company, 234 Carnes Rd. El Paso TX 79907.

[BC-1756](#)

### **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**

January 22, 2026

[BC-1757](#)

## **EXECUTIVE SESSION**

The Building and Standards Commission of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the following: (The items list below are matters of the sort routinely discussed in the Executive Session, but the Building and Standards Commission of the City of El Paso may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act). The Building and Standards Commission will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

- Section 551.071 CONSULTATION WITH ATTORNEY
- Section 551.072 DELIBERATION REGARDING REAL PROPERTY
- Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFTS
- Section 551.074 PERSONNEL MATTERS
- Section 551.076 DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS
- Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

## **ADJOURN**

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Planning & Inspections Department at a minimum of 72 hours prior to the date and time of this meeting at the following number: (915) 212-1572.

**If you need Spanish Translation Services, please call (915) 212-1815 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

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**File #: BC-1755, Version: 1**

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**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.Public hearing to determine if the structure located at 4948 Riley Ct., in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to demolish the structure. The owner of this property is identified as, Patricia Lopez 4948 Riley Ct. El Paso, Tx 79904.

# 4948 RILEY CT



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[Front elevation picture](#)

**BUILDING AND STANDARDS BOARD AGENDA FOR**  
**February 19, 2026**  
**CODE ENFORCEMENT DEPARTMENT**  
**PROPERTY MAINTENANCE AND ZONING**

February 05, 2026

TO: The Honorable Chairman and Board Members

THROUGH: Arthur "Steve" Alvarado, Code Enforcement Department, City of El Paso Building Official

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

SUBJECT: **4948 RILEY CT EL PASO, TX 79904**

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

- 1) The single-family dwelling was built on or about the year 1955. The main structure was constructed of adobe brick walls with a brick veneer with a wood frame roof structure with a total of 1336. sq. ft. of living area. The current investigation began on September 17, 2025. The structure was found to have substantial damage and dilapidation, the main structure is severely dilapidated, the roof is deteriorated and open to the elements, presents a cement floor, the outside walls are cracked and in disrepair, the structure is filled with combustible materials, trash, rubbish and debris. The structure is open to unwanted entry.
- 2) There have been Fifty-six (56) Code Compliance Cases and, Eleven (11) Property Maintenance and Zoning Cases at the property since August of 2012.
- 3) A certified notice of violation letter was mailed to the owner Patricia Lopez, 4948 Riley Ct. on September 17, 2025
- 4) Certified notices of the public hearing scheduled for February 19, 2026 of the Building and Standards meeting were mailed to the owner and all interested parties on February 5th 2026.
- 5) As of December 29, 2025. \$51,893.67 in taxes are owed.
- 6) No contact has been made with the property owners or any interested parties.

The owner has been notified of the property violations at this property. To date, there has been no action taken, and therefore the Department recommends:

- 1) That the structure is substandard and unfit for habitation or use and a hazard to the public health, safety and welfare; and
- 2) That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity and the disposal of refuse; and
- 3) That the certificate of occupancy be revoked; and
- 4) That the structure shall be secured/demolished within thirty (30) days of this order; 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 within thirty (30) days and maintained clean thereafter; 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 place a lien on the property for the work which will be caused to be done by the City.



**NOTICE OF PUBLIC HEARING**

**To all interested parties:**

The owners, mortgagee, lien holders, and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, hereinafter referred to as the "Commission", at the following time and place:

**LOCATION:** El Paso City Hall, 300 N. Campbell, Main Conference Room, El Paso, Texas 79901

**DATE:** Thursday, February 19, 2026

**TIME:** 12:30 pm

**PROPERTY:** 4948 Riley Ct, El Paso, Texas; also known as:

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

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, Patricia Lopez, 4948 RILEY CT EL PASO TX 79904, is, the owner(s), hereinafter referred to as the "Owner" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Property Maintenance & Zoning Division, Code Enforcement Department, 200 N. Kansas St., El Paso, Texas, 79901, no later than the 20<sup>th</sup> 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 September 17, 2025 an inspection of the Property was conducted by the Property Maintenance & Zoning Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. 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]

- s. 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]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. 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]
- v. 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]
- w. 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. 704.1, 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]
- x. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (14) days from receipt of this letter. [Sec. 111.2]

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

If the Owner(s) fail(s) to comply with the order of the Commission the City may pursue one or more of the following actions:

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

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

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

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

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be

found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. The bylaws may be obtained at the Property Maintenance & Zoning Division, Code Enforcement Department, 200 N Kansas St., El Paso, Texas, 79901 or by calling (915) 212-0134.

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

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

**FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.**

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

APPROVED AS TO FORM:



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Wendi N. Vineyard  
Assistant City Attorney II

APPROVED AS TO CONTENT:



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Arthur S. Alvarado  
Department Director  
Code Enforcement Department  
811 Texas Ave.  
El Paso, Texas 79901  
(915) 212-0104



El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-1756, Version: 1**

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**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. Public hearing to determine if the structure located at 9035 Alameda Ave., in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to demolish the structure. The owner of this property is identified as, El Paso AR Investments LLC, A Texas Limited Liability Company, 234 Carnes Rd. El Paso TX 79907.

# 9035 Alameda Ave



[Front elevation picture](#)

**BUILDING AND STANDARDS BOARD AGENDA ITEM**  
February 19th, 2026

**CODE ENFORCEMENT DEPARTMENT**  
**PROPERTY MAINTENANCE AND ZONING**

February 5th, 2026

TO: The Honorable Chairman and Board Members

THROUGH: Arthur “Steve” Alvarado, Code Enforcement Department, City of El Paso Building  
Official

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

SUBJECT: **9035 Alameda Ave**

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

- The commercial building was built around the year 1918. The main structure was constructed with concrete brick walls and a wood-framed roof structure, totaling approximately 6,146 sq. ft. of occupiable area.
- The current investigation began on November 13, 2025. At the time of inspection, the main structure was found to be in severe disrepair and dilapidated condition. The roof is deteriorated and open to the elements, the interior has a floor that is squalid, and the exterior walls are cracked and allowing light to enter the structure. The building is filled with combustible materials, trash, rubbish, and debris. It is unsecured and open to unwanted entry. Several fires have damaged the structure to further disrepair.
- Property is zone C-1 H (Historical property) .
- There have been five (5) PD Code Compliance Cases and Ten (10) Property Maintenance and Zoning Cases at the property since October 2016, 2 possible Fire cases.
- A certified Notice of Violation letter was mailed to the owner, El Paso AR Investments, LLC c/o Rogelio Gonzalez, at 234 Carnes Rd, El Paso, TX 79907, on November 13, 2015
- Certified notices of the public hearing scheduled for February 19, 2026, before the Building and Standards Commission were mailed to the owner and all interested parties on February 5, 2026.
- As of February 9, 2026, Zero \$0 in property taxes are owed.
- No contact has been made with the property owner or any interested parties as of February 9, 2026.

## Department recommends:

- That the structure is substandard and unfit for habitation or use and a hazard to the public health, safety and welfare; and
- That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity and the disposal of refuse; and
- That the certificate of occupancy be revoked; and
- That the structure shall be secured from unwanted entry within thirty (30) days of this order;
- That the structure shall be demolished within thirty (30) days of this order; and
- That the responsible party shall abide by all permitting requirements; and
- That the premises be cleaned of all weeds, trash and debris within thirty (30) days and maintained clean thereafter; and
- That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission, the City may take whatever action is necessary to bring the property into compliance, including demolition and place a lien on the property for the work which will be caused to be done by the City.

**NOTICE OF PUBLIC HEARING**

**To all interested parties:**

The owners, mortgagee, lien holders, and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, hereinafter referred to as the "Commission", at the following time and place:

**LOCATION:** El Paso City Hall, 300 N. Campbell, Main Conference Room, El Paso, Texas 79901

**DATE:** Thursday, February 19, 2026

**TIME:** 12:30 pm

**PROPERTY:** 9035 Alameda Ave. also described as:

A portion of Lot 1 and lots 2 and 3, Block 2, Harris, an addition to the County of El Paso, El Paso County Texas according to the Map filed thereof in Volume 4, Page 33, Real Property Records, El Paso County, Texas.

The Property has been determined to be substandard based upon violations of the minimum standards of the 2021 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, EL PASO AR INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, 234 CARNES RD EL PASO TX 79907-5610, are, the owner(s), hereinafter referred to as the "Owner" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Property Maintenance & Zoning Division, Code Enforcement Department 200 N. Kansas St, El Paso, Texas, 79901, no later than the 20<sup>th</sup> 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 November 13, 2025 an inspection of the Property was conducted by the Property Maintenance & Zoning Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, all accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1]

conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- o. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
  
- p. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]

- q. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- r. 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]
- s. 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]
- t. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- u. 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]
- v. 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]
- w. 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. 704.1, 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]
- x. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (14) days from receipt of this letter. [Sec. 111.2]

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

If the Owner(s) fail(s) to comply with the order of the Commission the City may pursue one or more of the following actions:

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

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

Appoint a receiver as permitted by state law; and

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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 St, El Paso, Texas, 79901 or by calling (915) 212-0134.

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

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

**FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.**

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

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Wendi N. Vineyard  
Assistant City Attorney II



Arthur S. Alvarado  
Department Director  
Code Enforcement Department  
811 Texas Ave.  
El Paso, Texas 79901  
(915) 212-0104





El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-1757, Version: 1**

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**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.*

January 22, 2026



**BUILDING AND STANDARDS COMMISSION MEETING**  
**January 22, 2026**  
**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 12:34 p.m.

**COMMISSIONERS PRESENT:**

Commission Chair Miguel Teran  
Commission Vice Chair John Bryan  
Commissioner Rudy Barba  
Commissioner Andrea Uribe  
Commissioner Robert D. Garland

**COMMISSIONERS ABSENT:**

Commissioner Anibal Olague  
Commissioner Robert Filarski

**AGENDA**

.....  
**I. CALL TO ORDER**

The Building and Standards Commission of the City of El Paso is now in session. This Commission is established in accordance with ordinances of the City to provide due process in cases involving allegations of violations of El Paso City Code 18.50, according to specific legal rules. Evidence may present to the commission for its consideration, other parties interested in your case may also be heard at this time. Following this hearing, you will be promptly notified of the Commissions' decision.

Motion to convene the Building Standards Commission meeting by Commissioner Robert D. Garland Second by Commission Vice Chair John Bryan.

**MOTION PASSED UNANIMOUSLY**

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**II. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the Building and Standards Commission on any items that are not on the Building and Standards Commission Agenda and that are within the jurisdiction of the Building and Standards Commission.

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**III. ADMINISTER OATH**

Pursuant to 2.38.060 -Hearing procedures. Chair or Vice-Chair shall administer oath for all parties to be providing testimony prior to hearing merits of any case.

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

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**IV. REGULAR AGENDA – DISCUSSION AND ACTION:**

1. Selection of Chair and Vice Chair for 2026 calendar year.

Commissioner John Bryan motion to have Miguel Teran Selected as New Chair,  
Second by Robert Garland

**MOTION PASSED UNANIMOUSLY**

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

**MOTION PASSED UNANIMOUSLY**

2. Approval of the 2026 BSC Meeting Calendar:

Commissioner Robert D. Garland motion to approve, second by Commissioner Rudy Barba

**MOTION PASSED UNANIMOUSLY**

3. Public hearing to determine if the property located at **7217 North Loop Dr., 7219 North Loop Dr., 7221 North Loop DR, 7223 North Loop DR., and 7225 North Loop Dr.** in the City of El Paso, is a dangerous structure and to determine if the owner will be ordered to demolish the property. The owner of this property is identified as: **MIRRISONS TEXAS, LP, a Texas Limited Partnership: 7181 Copper Queen Dr. El Paso, TX 79915.**

Power Point presentation by Inspector Jorge Viramontes, Inspector Ruben Cueto and Inspector Teana Johnston Property Maintenance & Housing Inspectors with Code Enforcement Department.

Commission Chair Miguel Teran called for public comment regarding the property; Conrad Conde with Conde Incorporated speaking on behalf of the new owners of the property Mirrisons LLP.

Motion to approve; Board and Secure all structures within thirty (30) days from the date of this order; acquire all permits within sixty (60) days from the date of this order; and demolish all structures with in ninety (90) days from the date of this order; maintain secured thereafter until demolition; clean the property of all weeds, trash, and debris, and maintain the property clean thereafter until structures are demolished. That upon failure by the owners or any other interested party to comply with the order of the Building Standards Commission, the City will demolish the structure after ninety (90) days from the date of this order; or may take whatever action is necessary to bring the property into compliance and place a lien on the property for all the work performed by the City; Commission Vice Chair John Bryan motion to approve, seconded by Commissioner Robert D. Garland,

**MOTION PASSED UNANIMOUSLY**

**V. CONSENT AGENDA**

1. Approval of minutes from December 11, 2025

Motion to approve minutes by Commissioner Robert D. Garland, seconded by Commission Vice Chair John Bryan.

**MOTION PASSED UNANIMOUSLY**

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

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

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