

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The Building Board of Adjustments and Appeals of the City of McAllen, Texas met in regular session January 21, 2026 at 8:30 A.M. in the City Commission Room with the following present:

VERIFICATION OF QUORUM:

Members Present:

Michael D. Hovar	Chair
Luis Figueroa	Member
George Mendoza	Member
Jose Pena	Member
Francisco Meza	Member
Cesar Gomez	Member

Members Absent:

Marc Millis	Co-Chair
-------------	----------

Others Present:

Nancy Treviño	Director of Health, Code & Animal Care
Arcelia Canales	Asst. Director Health & Code Compliance
Martin Canales	Assistant City Attorney
Rebecca Grimes	Tax Assessor
Norma Yado	Chief Building Official
Cynthia Reyna	Administrative Supervisor
Rita Austin	Senior Administrative Clerk
Cynthia Soto	Supervisor; Code Enforcement
Waylon Magallan	Code Enforcement Officer
Ramiro Elizondo	Code Enforcement Officer
David Valladares	Code Enforcement Officer
Kelly Rivera-Salazar	Linebarger, Goggan, Blair & Sampson, LLP

Homeowners Present:

Margarita Gonzalez Perez	2531 Erie Ave.
Lucy Pena	2529 Erie Ave.

Meeting called to order by Chairman, Mr. Hovar at 8:31 A.M.

1. Approval of Minutes for Meeting on November 19, 2025.

Mr. Millis calls for approval of minutes.

Motion by Mr. Figueroa.

Motion second by Mr. Meza.

All board members in favor - motion carried unanimously at 8:32 a.m.

**2. CONSIDERATION AND POSSIBLE ACTION UP TO AND INCLUDING
ORDER OF DEMOLITION OF SUBSTANDARD VACANT STRUCTURE
AT 817 S. BICENTENNIAL BLVD.**

Ms. Trevino provides the Board with owner information; legal description, zoning dynamics, property ID, taxes owed, legal owner information, and previous history of property. Staff is asking the Building Board of Adjustments to affirm consideration and possible action up to and including an order of demolition of the structure by the owner or the company, most appropriate if the owner fails to do so.

Mr. Hovar inquires on ownership. Has owner been in contact with the City.

Ms. Trevino confirms that all mail has been returned as undeliverable.

Mr. Hovar if there is evidence that owner has never received notice, is there any other step the City needs to do before the Board accepts staff recommendation. Mr. Hovar calls for executive session at 8:37 am.

Mr. Hovar calls for return from executive session at 8:45 am.

Ms. Trevino for this property the City is asking for consideration that the owner has been notified by both certified and regular mail, therefore asking for staff recommendation for demolition.

Mr. Meza motion for staff recommendation so long that all legal requirements have been met.

Mr. Pena second motion.

All board members in favor – motion carried unanimously at 8:46 am.

**3. CONSIDERATION AND POSSIBLE ACTION UP TO AND INCLUDING
ORDER OF DEMOLITION OF SUBSTANDARD VACANT STRUCTURE
AT 2531 ERIE AVE.**

Ms. Trevino provides the Board with owner information; legal description, zoning dynamics, property ID, taxes owed, legal owner information, and previous history of property. Staff is asking the Building Board of Adjustments to affirm consideration and possible action up to and

including an order of demolition of the structure by the owner or the company, most appropriate if the owner fails to do so.

Mr. Meza inquires if a fence surrounds the property is secured.

Ms. Trevino confirms a fence goes around the property, but is not locked.

Mr. Hovar calls for anyone present to speak on behalf of the property.

Mr. Javier Ornelas (Attorney) present to represent Margarita Perez. States his client understands what is being required and asking for 6 months.

Ms. Margarita Perez states she is asking for time. She recently paid all the taxes on all her properties and recently paid another property to be demolished.

Mr. Pena confirms that owner is asking for 6 months, what is the plan for demolition because to repair will be costly. We want to know what the plan is.

Mr. Hovar states that the job as a Board is to grant the extension, but with your knowledge and understanding that if, you do not, the City will move forward with the process to get bids. Asks Ms. Trevino if there are any programs available.

Ms. Trevino confirms the Imagine Tomorrow program. The program requires that there be funds in a balance that shows she has the ability to rebuild. In this aspect, utilization is available for use of the dumpsters, as well as monitor the process and track the funds, which are being put back into the property.

Mr. Hovar confirms the availability of the program.

Ms. Perez states she had a plan because of the inheritance of multiple properties. She states that she owns a property downtown and another structure she had to demolish.

Mr. Hovar asks if there anyone else present to speak on behalf of the property.

Ms. Lucy Pena (2529 Erie Ave.) concerned over the rodent issue. Questioned the period of 6 months, and moving forward the timeline if nothing is done. Also brought forth an encroachment issue between the two properties (2533 & 2531 Erie Ave.).

Mr. Castaneda advises that encroachment issue is a civil matter.

Mr. Hovar calls for anyone else asking to speak.

No one present.

Mr. Hovar calls for motion to follow staff recommendations but extend the timeframe to a hard six months.

Mr. Figueroa makes motion but requesting that property also be secured; board up any openings on structure & locking the gate.

Mr. Hovar confirms motion; hard six (6) months deadline and to secure the property and help minimize the rodent infestation.

Motion second by Mr. Pena with an addition to maintain the yard around the structure.

All board members in favor – motion carried unanimously at 8:59 am.

Ms. Trevino confirms that 6 months (July 21, 2026) is deadline, so that at the 5-month mark we would send out the request for bids.

4. UPDATES ON ACTIONS FROM PREVIOUS AGENDAS

➤ **1320 & 1322 S. 14TH HALF ST.**

Ms. Trevino advises property has been demolished.

➤ **2233 Erie Ave.**

Ms. Trevino advised that City is working with Legal Department to secure that the individuals who are involved with the property are properly notified.

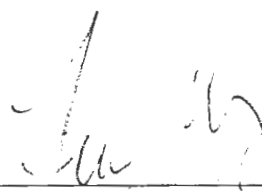
5. ADJOURNMENT

Mr. Millis calls motion for adjournment.

Motion by Mr. Meza.

Motion second by Mr. Pena.

All in favor, motion carries at 9:01 a.m.



Michael Hovar
Chairman

ATTEST:


Nancy P. Trevino
Director of Health, Code and Animal Care