

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 22, 2025 at 8:30 A.M. in the City Commission Room with the following present:

VERIFICATION OF QUORUM:

Members Present:

Michael D. Hovar	Chair
Marc Millis	Co-Chair
Luis Figueroa	Member
George Mendoza	Member
Cesar Gomez	Member

Members Not Present:

Francisco Meza	Member
Jose Pena	Member

Others Present:

Nancy Treviño	Director of Health, Code & Animal Care
Arcelia Canales	Asst. Director Health & Code Compliance
Martin Canales	Assistant City Attorney
Norma Yado	Chief Building Official
Cynthia Reyna	Administrative Supervisor
Rita Austin	Senior Admin Clerk
Cynthia Soto	Supervisor; Code Enforcement
Anthony Monroy	Code Enforcement Officer
Julian Montalvo	Code Enforcement Officer
Jade Lopez	Code Enforcement Officer
Alexa De la Garza	Code Enforcement Officer
Alexandra Guzman	Code Enforcement Officer

Homeowners:

Esmeralda Salinas	4900 Buddy Owens Blvd.
Carlos Gonzalez	2554 Erie Ave.
Antonio Moli	308 W. Fern Ave.

Meeting called to order by Chairman, Mr. Hovar at 8:30 A.M.

1. Approval of Minutes for Meeting on November 20, 2024.

Mr. Hovar calls for approval of minutes.

Mr. Millis calls for correction on date; item 1, correction of date.

Mr. Millis correction on statement from myself on demolition.

Ms. Trevino correction to read, "Mr. Millis had a question on demolition"

Mr. Hovar calls for motion to amended minutes if no further changes.

Mr. Millis motion for approval on modified minutes.

Motion second by Mr. Gomez.

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

*****NO NEW ITEMS BROUGHT FORTH IN THIS AGENDA / UPDATES ONLY. NO NEW ACTIONS*****

2. Updates from Previous Actions/Agendas

➤ 4900 BUDDY OWENS BLVD.

Ms. Trevino gives 60-day update (September 18 2024, original date brought to Board). Building Official, Ms. Yado, present and provided that no inspections have been called for any modifications at the property. Property owners present.

Ms. Esmeralda Salinas; 4900 Buddy Owens Blvd. Ms. Salinas states permit for roof obtained, waiting on roll-off. Tree also taken out previously talked about. Storage area also cleaned out.

No further questions.

➤ 305 BEN HOGAN DRIVE

Ms. Trevino gives 60-day update (August 21, 2024, original date brought to Board). Line items in booklets; for November and December in regards to activity at location. Roll-off picked up. Email received yesterday (January 21, 2025) from homeowner providing information about survey done and repairs done to roof. Updated photos provided showing materials still on the roof; no inspections have been called in for the residence. This property is under the Imagine Tomorrow program and our Building Official will go out to location today to do an inspection and provide us with a report of her assessment. In addition, under the Imagine Tomorrow program, the 380- agreement does state they must comply with all City permitting and inspections; this property will be brought back as an action item for the February 2025 meeting.

Mr. Millis questions if a motion needs to be made.

Mr. Hovar questions the emails previously emails received about work done on the roof.

Ms. Trevino confirms that this is why the Building Official will be going to location to do a formal inspection and confirm the status of the work previously done.

Mr. Millis we have given adequate time and requests that the item be brought back as an action item.

Mr. Hovar confirmed with Legal on formality of bringing item back; no need to make motion as it is not an action item on today's agenda. Therefore, item will be brought back as action item at next meeting.

➤ **321 N. 11TH ST.**

Ms. Trevino provides 60-day update (September 18, 2024, original date brought to the Board). Demolition by the City is now complete as of 12/13/2024.

➤ **1620 MAPLE AVENUE**

Ms. Trevino states that this is a 90-day update from original agenda on October 23, 2024. Hector Alaniz doing business as Hy-Light Electric received the award for demolition bid for \$10,950.00. The property owner came by the office on Friday stating he had been ill, I did inform him that the issue was now out of the City's hand due to the sealed bids being requested and awarded.

➤ **1301 ORANGE AVENUE**

Ms. Trevino states that this is a 90-day update from original agenda item on October 23, 2024. Ramiro Resendez doing business as Power-Pro received the award for demolition bid for \$9,650.00.

➤ **300 S. BICENTENNIAL BLVD.**

Ms. Trevino provides 90-day update for property; order was for removal of metal sheet. Property owner has removed the sheet metal.

➤ **2554 ERIE AVENUE**

Ms. Trevino provides Board with 30-day update (August 21, 2024 original date brought to the Board). The Residential Alteration Permit; issued 9/6/2024, for roof framing, siding, electrical & plumbing repairs. On 10/23/2024, Mr. Carlos Gonzalez provided progress report and photos. Current photos dated January 10, 2025; it does not appear any additional work has been done.

Mr. Millis has any contact been made.

Ms. Trevino, I did attempt contact and no response. We will continue to reach out to him.

Mr. Hovar requests to bring property back as action item.

Mr. Millis questions if the structure is still not up to code based on current standing and repairs.

Ms. Trevino states she would need to have the Building Official do an official inspection and provide a report. Based off previous reports by homeowner; flooring was removed inside.

Mr. Hovar, permit is good for 1 year. We should re-visit the item only after the City has visited and done an inspection. If progress is being made and he is in compliance no need to re-visit and will continue to revisit as update item only.

Mr. Figueroa questions at what point it would need to be brought back as an action item.

Mr. Hovar states had homeowner not taken out his permit then circumstances would be different. However, with the permit homeowner has one year, until the property is checked and we know if the home is secure and safe, the homeowner needs to be allowed time to work on the home. We will continue to monitor and bring back as update item.

➤ **308 FERN AVENUE**

Ms. Trevino provides to board 60-day update (April 24, 2024, originally brought to the board). MPU states zero water consumption from October through December. City will be assessing the property. Mr. Moli is present.

Mr. Jose Antonio Moli speaks to the Board provides a request to gain access to his home and get his belongings.

Mr. Hovar requests that meeting be paused at 8:55 A.M to go into executive session.

Mr. Hovar calls session resumed at 9:01 A.M.; as all items are for updates and not items for action on the agenda this latest item is going to refer back to our Building Official and PD for actions that they can take. Our Board cannot take any action on this.

➤ **716 N. 9th St.**

Ms. Trevino provides to board 90-day update (October 23, 2024, originally brought to the board). House fire; after today's meeting there will be 30-days before it goes up for demolition bids. We are in communication with property owner as they are doing some clean-ups.

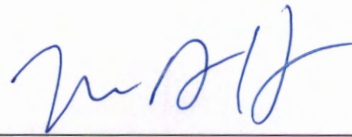
3. Adjournment

Mr. Hovar calls motion for adjournment at 9:03 a.m.

Motion by Mr. Figueroa.

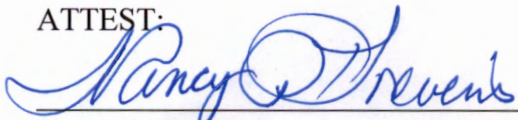
Motion second by Mr. Gomez.

All in favor, motion carries.



Michael Hovar
Chairman

ATTEST:



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