

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 June 24, 2026 at 8:30 A.M. in the City Commission Room with the following present:

**VERIFICATION OF QUORUM:**

**Members Present:**

|                  |          |
|------------------|----------|
| Francisco Meza   | Chair    |
| Jose Pena        | Co-Chair |
| Luis Figueroa    | Member   |
| George Mendoza   | Member   |
| Cesar Gomez      | Member   |
| Elio Botello Jr. | Member   |

**Members Absent:**

|             |        |
|-------------|--------|
| Tycen Hanna | Member |
|-------------|--------|

**Others Present:**

|                 |                                           |
|-----------------|-------------------------------------------|
| Arcelia Canales | Interim Director Health & Code Compliance |
| Michelle Rivera | Deputy City Manager                       |
| Martin Canales  | Assistant City Attorney                   |
| Rebecca Grimes  | Tax Assessor                              |
| Norma Yado      | Chief Building Official                   |
| Patricia Rendon | Supervisor Plans Examiner                 |
| Cynthia Reyna   | Administrative Supervisor                 |
| Rita Austin     | Senior Administrative Clerk               |
| Cynthia Soto    | Supervisor; Code Enforcement              |
| Tania Casas     | Code Enforcement Officer                  |
| Sam Buentello   | Code Enforcement Officer                  |
| Emily Maldonado | Code Enforcement Officer                  |
| Ashley Mendoza  | Code Enforcement Officer                  |
| Kelly Salazar   | Linebarger Goggan Blair & Sampson         |

**Homeowners Present:**

|              |                    |
|--------------|--------------------|
| Nelda Reyes  | 2908 Elmira Ave    |
| Victor Cantu | 2908 Elmira Ave    |
| Carmen Cantu | 2908 Elmira Ave    |
| Efrain Cano  | 2205 Galveston Ave |

**Meeting called to order by Chairman, Mr. Meza at 8:32 A.M.**

**1. Approval of Minutes for Meeting on March 18, 2026.**

Mr. Meza calls for approval of minutes.

Motion by Mr. Figueroa

Motion second by Mr. Pena.

All board member in favor – motion carried unanimously at 8:34 a.m.

**2. CONSIDERATION AND POSSIBLE ACTION UP TO AND INCLUDING ORDER OF DEMOLITION OF SUBSTANDARD VACANT STRUCTURE AT 2205 GALVESTON AVENUE**

Ms. Austin 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, deemed most appropriate if the owner fails to do so.

Mr. Meza inquires if any contact with owner has been made prior to meeting.

Ms. Austin advised yes contact has been made and owner to property is present.

Mr. Efrain Cano presents self; address of 2205 Galveston Avenue. Homeowner asking for more time to clean up property. Discusses medical and health issues and inability to do the work alone due to disability. States has plans to rebuild on property and has no plans to sell it.

Mr. Mendoza confirms with homeowner that plan is to demolish and rebuild.

Mr. Cano states he needs a place for all his belongings.

Mr. Mendoza inquires on how much time is needed.

Mr. Cano does not provide a time-period and states he depends on help from family member, and weather has not allowed him to do any work.

Mr. Pena questions a more specific period due to concerns over safety due to dilapidation.

Mr. Cano does not give specific time needed.

Mr. Figueroa asks the City if there are any programs available to assist homeowner.

Mr. Meza informs homeowner that all concerns need to be addressed for neighbor's safety as well self and timeline cannot be left indefinitely open with no set timeline. Consideration needs to be taken into perspective for all citizens.

Mr. Pena recommends a storage for belongings due to structure status. We will need your commitment for demolishing the structure and cleaning it up.

Mr. Meza request if property is secured.

Ms. Cindy Soto confirms that there is a fence all the way around, which is why a warrant for entry was required.

Mr. Botello asks if property owner has intent to renovate and occupy or if the intent is to live on the property once completed.

Mr. Cano states to board that the building is just old but it will not be torn down. States he wanted to build a structure to prevent burglary, but, due to limited funding, he cannot build a new home. Will demolish what needs to be, but will live on property.

Mr. Mendoza asks for current living situation and if there is room for his belongings elsewhere.

Mr. Cano states he is currently living with his daughter and there is no space for personal belongings and plans to do the work himself as a certified technician.

Mr. Pena questions certifications of Mr. Cano for reliability of doing the work needed on his own.

Mr. Pena motion for 60-days to give homeowner some time to come up with a plan. If not City will move forward with demolition and process for City.

Mr. Meza calls for second motion.

Mr. Figueroa, second motion.

Mr. Meza opposes motion and states 5-1 final from Board at 8:50 a.m.

Mr. Meza provides to Mr. Cano that he understand the final motion; he has 60-days to come back with a plan for moving forward and a timeline for the work. Does the homeowner understand?

Mr. Cano confirms he understands the decision.

### **3. CONSIDERATION AND POSSIBLE ACTION UP TO AND INCLUDING ORDER OF DEMOLITION OF SUBSTANDARD VACANT STRUCTURE 2908 ELMIRA AVENUE**

Ms. Austin 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. Updated packet issued to all Board members; originally brought to the Board on March 18, 2026 and tabled for 60-day. Attempt to contact all heirs (mailed notices), posted for publication in the Advance Journal as well as recorded documentation with Hidalgo County.

Mr. Meza inquires on status of heirs; any contact from family members.

Ms. Austin confirms that an heir via telephone contacted our office, and heirs are present today.

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

Ms. Nelda Cantu Reyes (Drury Dr., Edinburg), Mr. Victor Cantu (Rodgers Dr., Edinburg) and Carmen Cantu (Edinburg).

Ms. Reyes states that prior to current events and since the passing of both parents, the siblings were under the impression that the oldest sibling was responsible for the property. We were told also that a will was signed but there is no record of it being filed. Once my parents passed, were told we had no say-so, we believed that there were liens filed against the property. Our sister had previously tried to sell it but told there was a MERP (Medical Expense Reimbursement Plan), the home that was on the land in which McAllen Affordable Homes moved. Unaw

Mr. Cantu sates they want nothing to do with the property and willing to sign documents.

Mr. Meza confirms amount owed to MERP.

Mrs. Reyes states the amount (\$489,000) due.

Mr. Meza inquires on any record of fees due at County.

Ms. Kelly Salazar (Linebarger) we collect taxes; I can speak on the taxes due and delinquent at this time.

Mr. Meza motion to enter into executive session.

Mr. Mendoza, motion for executive session.

Mr. Gomez, second motion.

All in favor for executive session at 9:00 a.m.

Return from executive session at 9:17 a.m.

Mr. Martin Canales provides the Board and heirs that the notices mailed are not claiming heirship, they are notices to any potential heirs. The City has to look into who may be an heir, to include MERP. If the city demolishes the property a lien will be placed, ultimately if any claim on the property is made, the liens will show.

Mr. Meza asks for questions.

Mr. Pena, arrangement for family to sign something to remove themselves?

Mr. Mendoza motions for staff recommendation for City to demolish.

Mr. Figueroa second motion.

All in favor at 9:21 a.m.

Mr. Mendoza clarifies motion is to accept the Staff recommendation for action to demolish.

Mr. Meza requests that confirmation to motion is understood.

Mr. Figueroa motion second (second time).

#### **4. ADJOURNMENT**

Mr. Meza calls motion for adjournment.

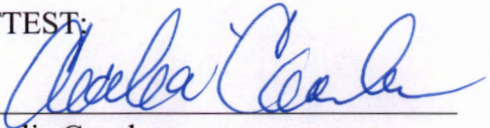
Motion by Mr. Gomez.

Motion second by Mr. Pena.

All in favor, motion carries at 9:24 a.m.

  
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Francisco Meza  
Chairman

ATTEST:

  
\_\_\_\_\_  
Arcelia Canales

Interim Director of Health, Code and Animal Care