

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

**VERIFICATION OF QUORUM:**

**Members Present:**

|                |          |
|----------------|----------|
| Marc Millis    | Co-Chair |
| Luis Figueroa  | Member   |
| George Mendoza | Member   |
| Jose Pena      | Member   |
| Francisco Meza | Member   |

**Members Absent:**

|                  |        |
|------------------|--------|
| Michael D. Hovar | Chair  |
| Cesar Gomez      | Member |

**Others Present:**

|                 |                                         |
|-----------------|-----------------------------------------|
| Nancy Treviño   | Director of Health, Code & Animal Care  |
| Arcelia Canales | Asst. Director Health & Code Compliance |
| Evaristo Garcia | Deputy City Attorney                    |
| Rebecca Grimes  | Tax Assessor                            |
| Cynthia Reyna   | Administrative Supervisor               |
| Rita Austin     | Senior Administrative Clerk             |
| Cynthia Soto    | Supervisor; Code Enforcement            |

**Meeting called to order by Co-Chairman, Mr. Millis at 8:31 A.M.**

**1. Approval of Minutes for Meeting on September 17, 2025.**

Mr. Millis calls for approval of minutes, and requests to clarify the date in question. The only thing I saw was 2<sup>nd</sup> to last paragraph. The 30-day review of property is that clearly stated.

Ms. Trevino, states that is how it was stated.

Mr. Millis asks for any other corrections. No further discussion.

Motion by Mr. Meza.

Motion second by Mr. Pena.

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 1320 & 1322, S. 14<sup>th</sup> ½ STREET.**

Ms. Trevino provides the Board with owner information; legal description, zoning dynamics, tax ID, taxes owed, legal owner information, history of property and posting dates provided. 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. This property as mentioned was previously taken before the Board on 10/25/2025 and was then eliminated by the Board decision due to the property being listed at the time with the Hidalgo County Probate Court with no current ownership. The Order of Dismissal was later issued by the Probate Court due to no action; Linebarger and Associates received copies of the documents and thus provided to us.

Mr. Meza questions the dismissal from court, does that mean we can act on this.

Ms. Trevino confirms dismissal-allowing Board to move on decision.

Mr. Millis asks if there are any questions.

Mr. Meza states ready to move forward and accept staff recommendations.

Motion second by Mr. Pena

All board members in favor – amended motion carried unanimously.

Mr. Meza confirmed with legal that no one present to speak, action moves.

**3. UPDATES ON ACTIONS FROM PREVIOUS AGENDAS**

➤ **2233 ERIE AVE.**

Ms. Trevino, after the meeting I did meet with the niece of Mr. Maldonado (who was present at last meeting), and explanation was given on demolition by City or voluntarily by property owners. On Wed 10/15/2025 a call was received from Mr. Moises Maldonado advising that he had made the decision to have the City demolish the structure.

Mr. Millis confirms if anything has been done or if the property is secured. We will bring back to next meeting agenda.

Ms. Trevino, we are asking that you accept our recommendation.

Mr. Garcia confirms item number and states that this is just an update and there is nothing to take action on. Just provide the update and move the item to next month's agenda.

Mr. Millis confirms if a motion is required to bring back.

Mr. Garcia states that no action needed, just list on next agenda.

Mr. Meza asks about the cars on property.

Mr. Trevino advises that the issue with vehicles, stating that vehicles parked on the right a way are tagged by the Code Officers, since these vehicles are on private property would be handled by the Police Department. In my discussion with Mr. Maldonado, he advised me that they were still working on moving them.

Mr. Pena asks about the home and if it was the same property that was going to be passed down to some nieces.

Mr. Meza confirms.

Ms. Trevino states he wanted to convey the title but nothing has been done. Financially it is too expensive and reiterated that the property did need to be secured and vehicles moved. We will continue to monitor the property. Some of the photos show that there has been some boarding up done.

Mr. Millis, what does it mean by neighbors not wanting to move the vehicles.

Ms. Trevino, we are familiar with the residence due to the concerns we have received about multiple cars parked along the roadway.

Mr. Millis, do these vehicles not belong to the Maldonado's.

Ms. Trevino confirms and that upon conversation with Mr. Maldonado he claims that the vehicles have titles and that they are not junked vehicles.

Mr. Millis, we will bring back for next month.

#### **4. ADJOURNMENT**

Mr. Millis calls motion for adjournment.

Motion by Mr.Meza.

Motion second by Mr. Mendoza.

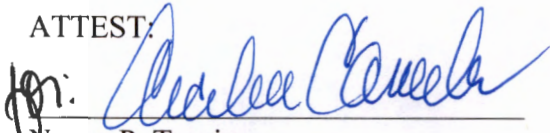
All in favor, motion carries at 8:46 a.m.



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Michael Hovar  
Chairman

ATTEST:



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