



**NOTICE AND AGENDA
BUILDING BOARD OF ADJUSTMENTS AND APPEALS
April 16, 2026 - 2:00 P.M.
CITY HALL - COUNCIL CHAMBERS
415 W UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

AGENDA

I. CALL MEETING TO ORDER, ESTABLISH QUORUM

- A. Prayer
- B. Pledge of Allegiance

II. CERTIFICATION OF PUBLIC NOTICE

III. DISCLOSURE OF CONFLICT OF INTEREST

IV. MEETING PROCEDURES

The following procedures shall govern the conduct of meetings of the Building Board of Adjustments and Appeals:

- A. All items shall be considered in the order in which they appear on the agenda as each item is introduced.
- B. City staff will present its findings, evidence, and recommendations on the item being considered.
- C. The property owner, or their authorized representative, may present testimony, evidence and arguments and may address the Board on any issues related to the item under consideration.
- D. Any interested party may present relevant testimony and evidence in support of or in opposition to the item under consideration. A three (3) minute time limit shall be observed for each speaker. A spokesperson may be required for large groups.
- E. All testimony and evidence presented shall be relevant to the item under consideration and shall become part of the official record of the proceedings.
- F. The Chair may allow the Board to ask questions of staff, the property owner, or any speaker for clarification.
- G. Once the Chair closes the public hearing on an item, the Board may deliberate and take action by motion and vote as it deems appropriate.





H. A minimum of three (3) votes are required for an item to be approved by the Board.

V. PUBLIC HEARINGS

- A. Consider the presented evidence by the Health and Code Department and any interested party regarding the designation of the structure located at Lull Townsite Lot 9, Block 3, 4302 Tagle St, Edinburg, Texas 78541, owned by Juanita G. Tagle. The Board will determine whether the structure constitutes a dangerous building and/or public nuisance and may issue orders to vacate, repair, demolish, or take other necessary action.
- B. Consider the presented evidence by the Health and Code Department and any interested party regarding the designation of the structure located at Victory Lot 1, 1706 E University Dr, Edinburg, Texas 78542, owned by RKR RD REH, LLC. The Board will determine whether the structure constitutes a dangerous building and/or public nuisance and may issue orders to vacate, repair, demolish, or take other necessary action.

VI. ADJOURNMENT

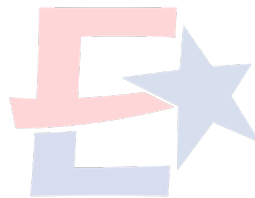
I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 4:00 p.m. on this 9th Day of April, 2026.

Samantha Oranday

**Samantha Oranday, Administrative Assistant
Health & Code Department**

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



Health & Code Staff Report

Prepared on: April 8, 2026

Building Board of Adjustments and Appeals

Meeting: April 16, 2026

Lull Townsite Lot 9 Blk 3
4302 Tagle St, Edinburg, Texas 78541
Juanita G. Tagle

Agenda Item

Consider the presented evidence by the Health and Code Department and any interested party regarding the designation of the structure located at Lull Townsite Lot 9, Block 3, 4302 Tagle St, Edinburg, Texas 78541, owned by Juanita G. Tagle. The Board will determine whether the structure constitutes a dangerous building and/or public nuisance and may issue orders to vacate, repair, demolish, or take other necessary action.

Request

The City of Edinburg Health & Code Enforcement Department is requesting that the Building Board of Adjustments and Appeals determine whether the structure located at 4302 Tagle St meets the definition of a dangerous building under Chapter 151 of the City of Edinburg Code of Ordinances.

The Department further requests that the Board consider whether the structure poses a hazard to the health, safety, and welfare of occupants and the general public, and whether corrective actions including repair, vacation, or demolition should be ordered.

Property Location and Vicinity

The subject property is located at 4302 Tagle St in Edinburg, Texas 78541 and is legally described as Lull Townsite Lot 9, Block 3. The property consists of approximately 0.1607 acres and contains a single-family residential structure. At the time of inspection, the property was observed to be unoccupied and appeared to be abandoned.

The subject property is situated within a residential area of the City of Edinburg and is surrounded by similar residential uses, with a mix of residential dwellings and nearby institutional and assembly uses in the surrounding vicinity. Sensitive uses located near the subject property include Edinburg North High School and Truman Elementary, each situated approximately 0.88 miles from the site. Additional nearby facilities include Al's Toy Barn Learning Center at approximately 0.47 miles, Children's Depot at approximately 0.94 miles, and Ladybug Adult Day Care at approximately 0.46 miles. Places of assembly in the surrounding area include Capilla San Jose located approximately 0.22 miles from the property, Iglesia Roca Viviente located approximately 0.37 miles away, and Life Ministries Church located approximately 1.08 miles from the site.

Background and Inspection Findings

The property was inspected by the Health & Code Enforcement Department as part of a dangerous building investigation initiated due to observed exterior conditions and reports indicating deterioration and lack of maintenance. A formal inspection was conducted on January 20, 2026, consisting of an exterior visual assessment with limited interior observations where access was available.

The inspection revealed that the structure exhibits significant signs of deterioration and neglect. The exterior of the structure shows visible damage to building components, including a compromised roofing system, missing and broken windows and doors, and unsecured openings that allow unauthorized entry. The building envelope is compromised, and the property is not secured, contributing to risks of trespass and further deterioration.

Interior observations, where accessible, indicate deteriorated structural components including walls, ceilings, and flooring systems, with evidence of partial structural failure in certain areas. Portions of the interior are exposed to the elements due to exterior openings, and conditions include debris accumulation and unsanitary environments. Based on these observations, the structure is not suitable for safe occupancy and reflects long-term abandonment and neglect.

Prior to issuance of formal notice, staff conducted interagency coordination and internal review. The Building Official was consulted regarding the condition of the structure and determined that the property meets the criteria of a dangerous building and is not reasonably repairable, with demolition recommended as the appropriate corrective action. Coordination was also initiated with the Fire Department and Police Department to obtain additional information regarding fire hazards, structural safety concerns, and prior incidents associated with the property. These findings were incorporated into the case file and are summarized below.

Health, Safety Hazards, and Code Findings

The observed conditions at the property create multiple hazards to health and safety. Structural deterioration presents a risk of partial or total collapse, while compromised exterior openings and accumulated debris contribute to increased fire hazards. The presence of unsanitary interior conditions and exposure to environmental elements creates additional health and sanitation concerns. The unsecured nature of the structure allows unauthorized access, exposing individuals to unsafe conditions and increasing liability risks. Collectively, these conditions pose a hazard not only to potential occupants but also to the surrounding community.

Based on the inspection findings, the structure meets multiple criteria of a dangerous building as defined in Section 151.015 of the City of Edinburg Code of Ordinances, including but not limited to structural instability (Sec. 151.015(1)), damage and deterioration (Sec. 151.015(2)), insufficient structural strength to support imposed loads (Sec. 151.015(3)), dilapidation and unsanitary conditions (Sec. 151.015(5)), inadequate light, air, and sanitation (Sec. 151.015(6)), unsafe or obstructed means of egress (Sec. 151.015(7)), and general unsafe conditions constituting a hazard to health, safety, and welfare (Sec. 151.015(9)). These conditions

collectively create an unsafe environment that poses a risk to the health, safety, and welfare of the public.

Supporting Evidence and Interagency Findings

In addition to the inspection conducted by Health & Code Enforcement, supporting findings were obtained through coordination with other City departments:

Fire Department Findings:

A Fire Code Investigation was conducted on January 26, 2026. The inspection identified multiple failed code items related to structural and electrical safety, including structural collapse conditions at the exterior patio and interior ceiling areas, missing and incomplete ceiling components, exposed and unsecured electrical wiring, missing outlet and junction box covers, unsafe storage conditions, and a fall hazard due to an uncovered opening on the property. These conditions indicate significant fire risk, electrical hazards, and structural instability that pose a threat to life and property.

Police Department History:

Records provided by the Police Department indicate a history of incidents associated with the property, including theft-related offenses, ordinance violations, and prior calls for service. These records reflect ongoing concerns related to property security, unauthorized activity, and neighborhood impact.

Conclusion of Interagency Findings:

The combined findings from Health & Code Enforcement, Fire Department, and Police Department support the determination that the structure presents a continuing hazard to public safety and welfare.

Notice and Compliance History

Identification of Interested Parties and Due Diligence

A diligent search was conducted to identify all parties with a potential legal interest in the property in accordance with applicable City ordinances and state law. This process included review of Hidalgo County Appraisal District (HCAD) records, title research conducted through Capital Title, and public records databases including LexisNexis.

The owner of record was identified as Juanita G. Tagle. Title records indicated a prior ownership interest by Roberto Tagle (deceased), and additional research identified potential heirs and related parties. All reasonably identifiable interested parties were included in the notice process.

Notice of dangerous building conditions and notice of public hearing were sent via certified mail and regular U.S. mail to all identified addresses associated with these parties. This process was completed in conjunction with on-site posting to ensure full compliance with due process requirements.

Notice of dangerous building conditions was issued on March 13, 2026, and delivered to all identified interested parties via certified mail with return receipt requested as well as regular United States mail. The property was posted with notice on-site in accordance with City Code requirements, including placement at the entrances of the structure and additional postings on the property, including notices staked to the ground.

At the time of the initial notice, an Inherently Dangerous Building placard was also posted at the entrance of the structure and on the property in accordance with applicable procedures.

A notice of public hearing was issued on April 1, 2026, and was similarly delivered via certified mail and regular United States mail to all identified interested parties. The property was again posted with notice at the entrances of the structure and on the property, including additional postings staked to the ground.

At the time of this report, no compliance has been achieved, no corrective action has been taken, and no request for extension has been received from the property owner or any interested party.

Case Summary

Based on the inspection conducted on January 20, 2026, the structure located at 4302 Tagle St was determined to be unsafe, unsecured, and unoccupied. The structure exhibits significant deterioration, including structural instability, compromised building components, unsanitary conditions, and lack of security.

The Building Official has determined that the structure meets the definition of a dangerous building under the City Code and is not reasonably repairable. All required notices have been properly issued and posted, and no compliance has been achieved.

Additional supporting evidence, including Fire Department inspection findings, Police Department incident history, and ownership research, further supports the determination that the structure constitutes a dangerous building and public nuisance.

Staff Recommendation

Based on the findings, inspection results, and evidence presented, staff recommends that the Building Board of Adjustments and Appeals find that the structure located at 4302 Tagle St is dilapidated, substandard, and unfit for human habitation, and that it meets the criteria of a dangerous building under Section 151.015 of the City of Edinburg Code of Ordinances and constitutes a public nuisance under Section 151.018.

Staff further recommends that the Board order the structure vacated within 48 hours if occupied, prohibit unauthorized entry except for permitted work, and order demolition in accordance with City Code. Compliance should be required within 30 days, after which the City may proceed with demolition if necessary, with all associated costs assessed as a lien against the property. The order shall be filed in the official public records, with the property owner retaining the right to appeal within 30 days. The Building Official may grant written extensions where appropriate.

Prepared by:

Michael Izaguirre

Code Enforcement Officer

Approved by:

Ignacio G. Saavedra Jr. R.S.

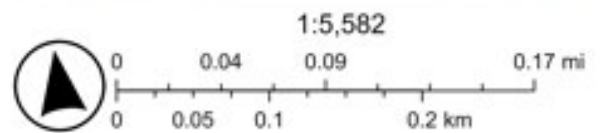
Director of Health, Code and
Animal Care Services

**EXHIBIT A – PROPERTY
LOCATION AND OVERVIEW
PHOTOGRAPHS**

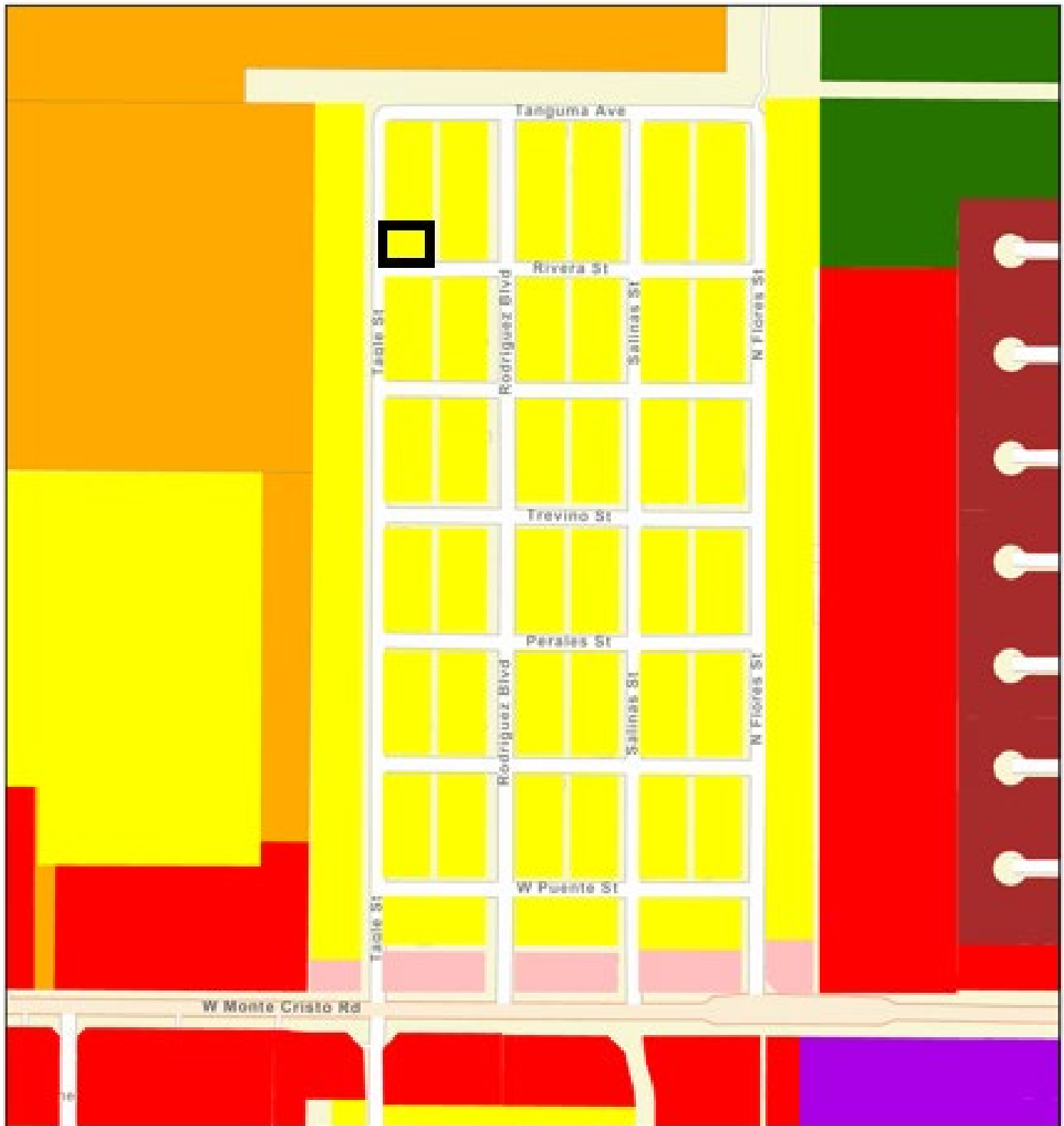


4/2/2026, 11:55:04 AM

-  CITY LIMITS
-  Site

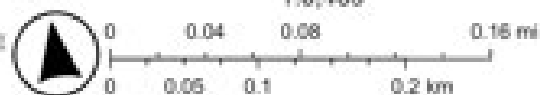


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor



4/2/2026, 1:23:45 PM

- | | |
|---|--|
|  CITY LIMITS |  RESIDENTIAL, MANUFACTURED HOME |
| ZONING DISTRICTS |  URBAN UNIVERSITY |
|  AGRICULTURE AND OPEN SPACE |  DOWNTOWN |
|  RESIDENTIAL, SUBURBAN |  COMMERCIAL, NEIGHBORHOOD |
|  RESIDENTIAL, PRIMARY |  COMMERCIAL, GENERAL |
|  RESIDENTIAL, MULTIFAMILY |  INDUSTRIAL, LIGHT |
|  RESIDENTIAL, URBAN AND TOWNHOME |  INDUSTRIAL, GENERAL |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

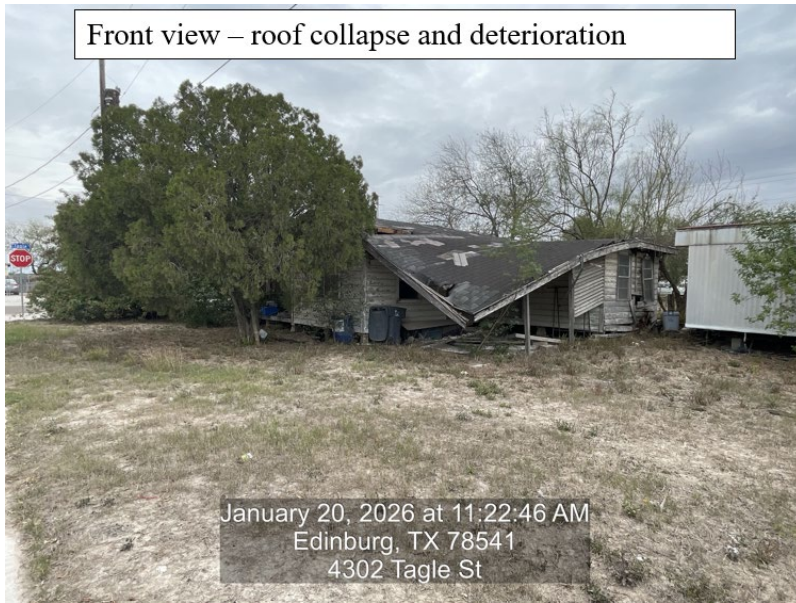
HEALTH AND CODE DEPARTMENT

 Site



**EXHIBIT B – EXTERIOR
CONDITION PHOTOGRAPHS**

Front view – roof collapse and deterioration



January 20, 2026 at 11:22:46 AM
Edinburg, TX 78541
4302 Tagle St

Roof collapse – close-up view



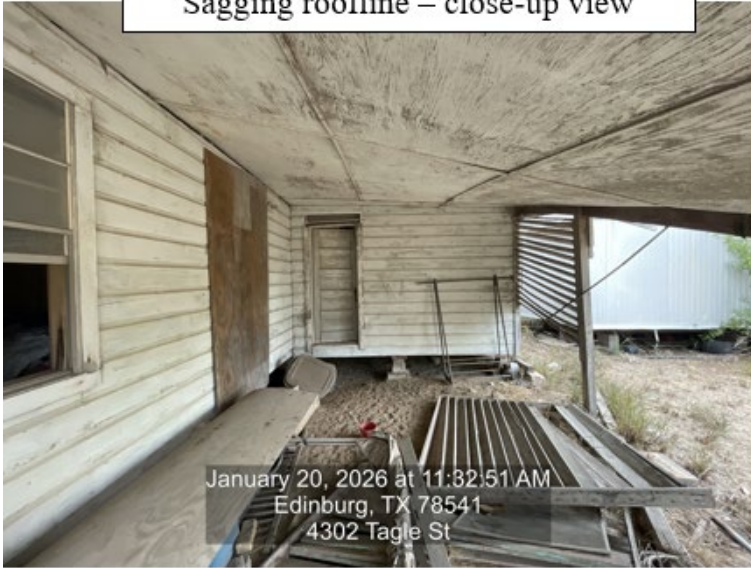
January 20, 2026 at 11:25:14 AM
Edinburg, TX 78541
4302 Tagle St

Roof sections separating – close-up view



January 20, 2026 at 11:26:04 AM
Edinburg, TX 78541
4302 Tagle St

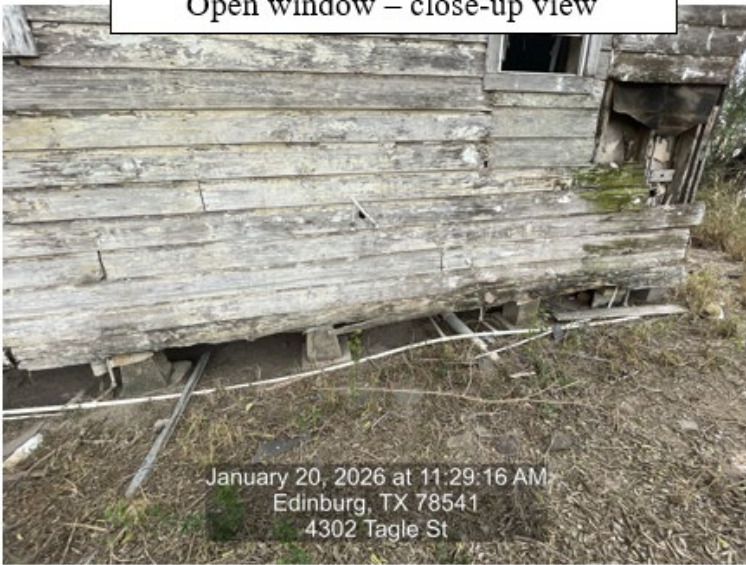
Sagging roofline – close-up view



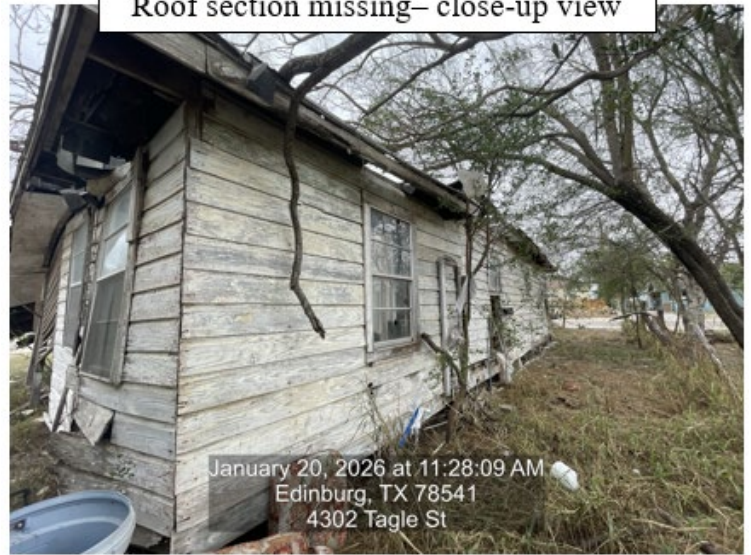
Missing wall boards – close-up view



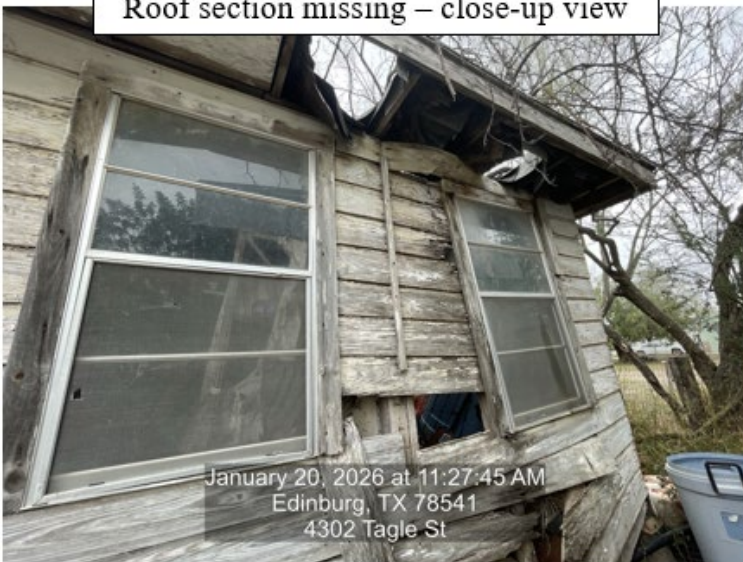
Open window – close-up view



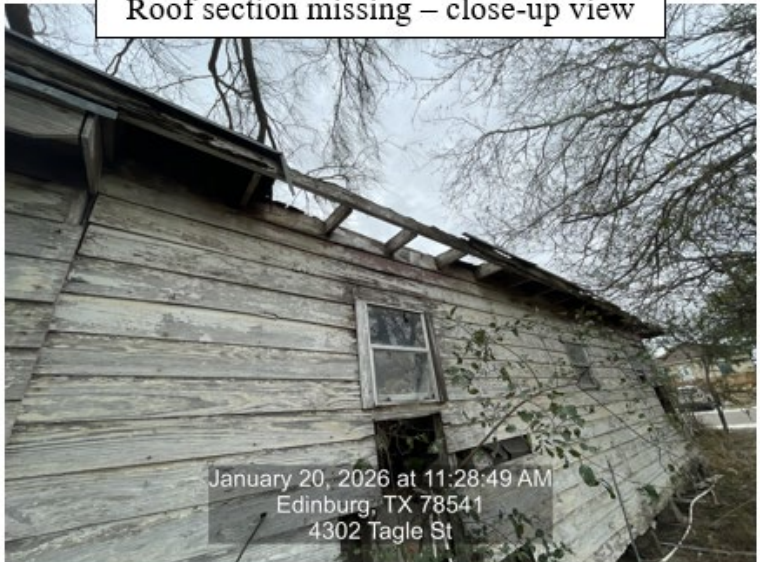
Roof section missing – close-up view



Roof section missing – close-up view



Roof section missing – close-up view



**EXHIBIT C – INTERIOR
CONDITION PHOTOGRAPHS**

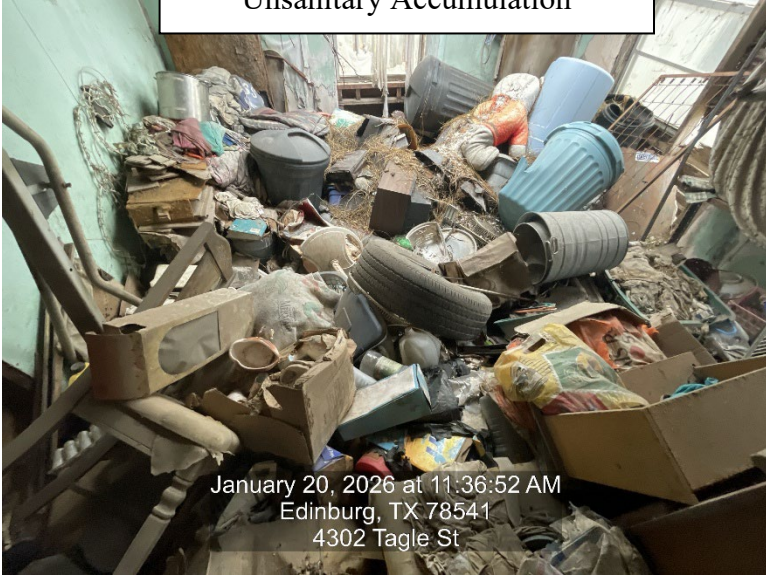


January 20, 2026 at 11:38:30 AM
Edinburg, TX 78541
4302 Tagle St

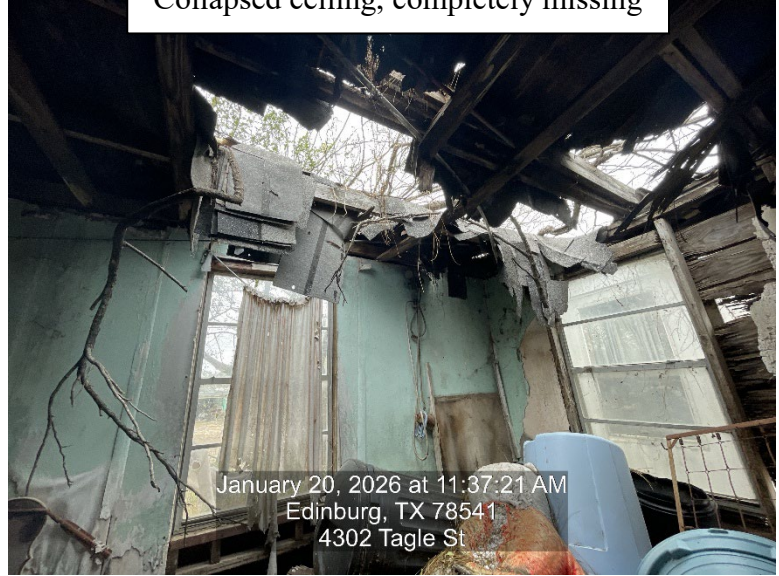


January 20, 2026 at 11:36:58 AM
Edinburg, TX 78541
4302 Tagle St

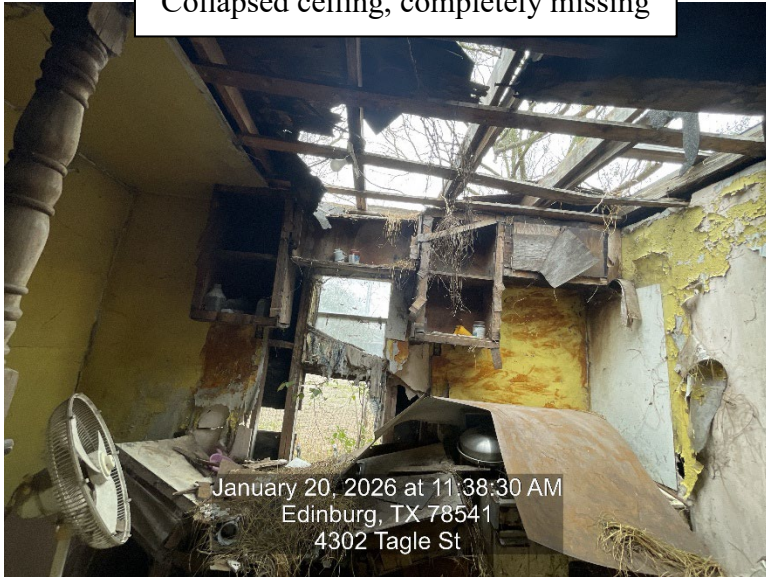
Unsanitary Accumulation



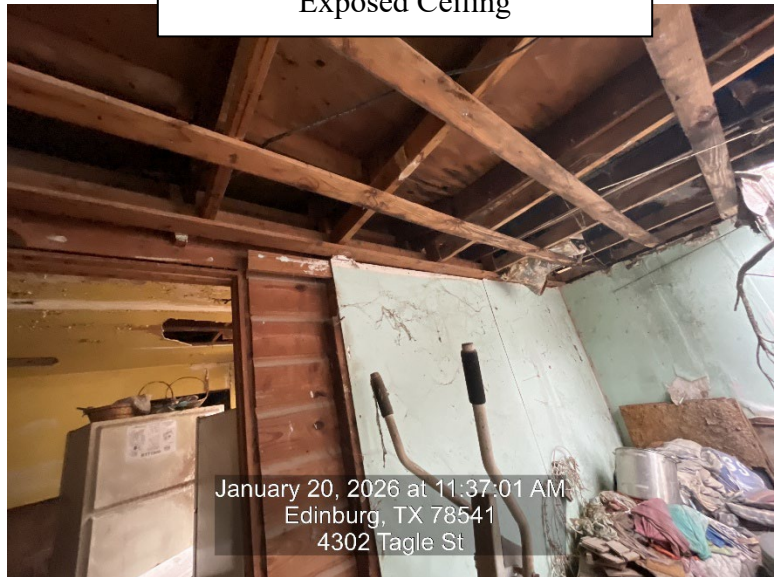
Collapsed ceiling, completely missing



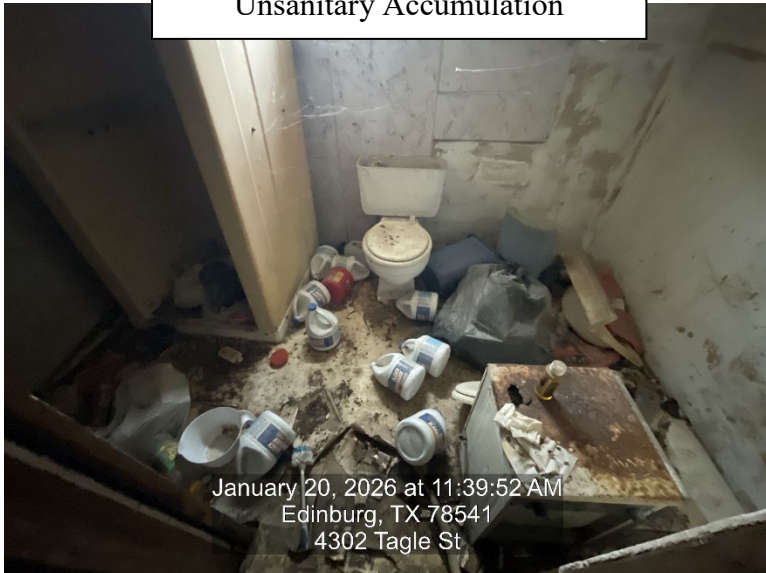
Collapsed ceiling, completely missing



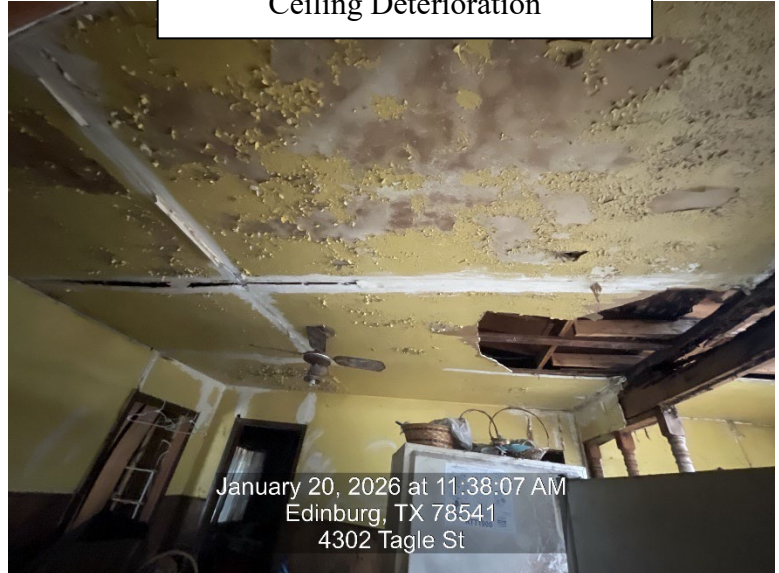
Exposed Ceiling



Unsanitary Accumulation



Ceiling Deterioration



**EXHIBIT D – NOTICE
DOCUMENTATION**

First Notice Letter



DEPARTMENT OF HEALTH & CODE

To: Owner(s), Occupant(s), Lienholder(s), Mortgagee(s), and All Other Persons Having an Interest in the Property

Property Address: 4302 Tagle St, Edinburg TX

Legal Description / Parcel Number: LULL TOWNSITE LOT 9 BLK/#223981

Subject: First Notice of Dangerous Building Conditions (*Sec. 151.015 - Dangerous Buildings*)

The City of Edinburg, through the Department of Health, Code & Animal Care Services, conducted an inspection of the property referenced above on January 20, 2026. Based on observed conditions, the structure was determined to be a dangerous building as defined in Sec. 151.015 of the City of Edinburg Code of Ordinances.

The Building Official has reviewed the inspection findings and determined that the structure is damaged, decayed, or deteriorated in excess of fifty percent (50%), is unsafe, and constitutes a dangerous building as defined in Sec. 151.015 of the City of Edinburg Code of Ordinances.

Observed Dangerous Conditions

Based on the inspection, the following conditions were observed and are cited as meeting one or more of the criteria set forth in Sec. 151.015 – Dangerous Buildings:

1. **Structural Instability (151.015(1))** – Interior and exterior walls are leaning or buckling; the roof is partially collapsed in the southeast area; columns show deterioration and bending, creating a risk of imminent collapse.
2. **Damage/Deterioration (151.015(2))** – Structural framing, ceiling materials, and beams exhibit extensive deterioration; windows and doors are damaged; roof shingles are missing; portions of the ceiling are absent, exposing the interior to elements.
3. **Load/Strength (151.015(3))** – Floors and roof members sagging in the northeast and north sections; ceiling members appear insufficient to safely support imposed loads.
4. **Dilapidation/Decay/Unsanitary Conditions (151.015(5))** – Ceiling collapsed in northeast section; large amounts of debris and refuse throughout; presence of feces and mosquitoes; mold on southeast ceiling.
5. **Light/Air/Sanitation (151.015(6))** – Water supply inoperative; plumbing inadequate; minimal natural and artificial light; insufficient ventilation.
6. **Egress/Fire Escapes (151.015(7))** – East side door blocked by debris; all other exits boarded up.
7. **Falling Parts Hazard (151.015(8))** – Loose ceiling sheets, roof shingles, and other building materials at risk of falling.
8. **General Unsafe/Unsanitary Conditions (151.015(9))** – Debris, pests, and unsanitary conditions throughout the building pose a risk to health, safety, and general welfare.



First Notice Letter (cont.)



Required Corrective Actions:

Pursuant to Sec. 151.017(C) and 151.019 of the City of Edinburg Code of Ordinances, and based on the determination of the Building Official that the structure is a dangerous building and is damaged, decayed, or deteriorated in excess of fifty percent (50%), the structure cannot be reasonably repaired and shall be vacated and demolished to abate the dangerous conditions described above.

The owner, occupant, or any person with an interest in the property is hereby notified of the following requirements:

- The owner or person responsible for the property shall secure, vacate, and demolish the structure in compliance with all applicable codes and ordinances.
- Any occupant of the structure shall vacate the premises immediately and shall not reoccupy the structure.
- Any mortgagee, lienholder, or other interested party may take action to comply with this notice to avoid further enforcement action.

Compliance Deadline:

All corrective action must be completed no later than March 22, 2026, unless extended in writing by the Director of Health, Code & Animal Care Services.

Additional Information:

All demolition work must comply with all applicable building codes, permitting requirements, and city ordinances. No work shall be performed without the required permits.

You may request a reinspection or submit a written request for an extension to the Director of Health, Code & Animal Care Services prior to the compliance deadline.

Failure to comply with this notice may result in the City initiating proceedings before the Building Board of Adjustments and Appeals to declare the structure a public nuisance and to seek an order authorizing the City to secure, vacate, repair, or demolish the structure, with all associated costs assessed as a lien against the property.

This notice is issued to inform you of the conditions observed and to provide due process prior to further enforcement action. If you have questions regarding this notice or the required actions, please contact the City of Edinburg Health and Code Department at 956-388-1838.

Sincerely,

Ignacio G. Saavedra Jr. R.S.
Director of Health, Code & Animal Care Services



Inherently Dangerous Posting

HEALTH, CODE AND ANIMAL CARE SERVICES
(956) 388- 1838
415 W. UNIVERSITY DR.

WARNING

THIS BUILDING HAS BEEN FOUND TO BE A DANGEROUS BUILDING BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF EDINBURG. THIS NOTICE IS TO REMAIN ON THIS BUILDING UNTIL IT IS REPAIRED, VACATED AND REPAIRED, OR VACATED AND DEMOLISHED IN ACCORDANCE WITH THE NOTICE WHICH HAS BEEN GIVEN TO THE OWNER, OCCUPANT, LESSEE, MORTGAGEE, OR AGENT OF THIS BUILDING, AND ALL OTHER PERSONS HAVING AN INTEREST IN SUCH BUILDING AS SHOWN BY THE DEED RECORDS OF THE COUNTY CLERK OF THE COUNTY OF HIDALGO. IT IS UNLAWFUL TO REMOVE THIS NOTICE UNTIL SUCH NOTICE IS COMPLIED WITH.

Ignacio Saavedra

Ignacio G. Saavedra Jr. R.S.
Director of Health, Code & Animal Care Services



DATE: _____

PHONE#: _____

CODE OFFICER: _____

Hearing Notice Letter



DEPARTMENT OF HEALTH & CODE

IMPORTANT- OFFICAL NOTICE OF PUBLIC HEARING (DANGEROUS BUILDING)

To: Owner(s), Occupant(s), Lienholder(s), Mortgagee(s), and All Other Persons Having an Interest in the Property

Property Address: 4302 Tagle St, Edinburg TX

Legal Description / Parcel Number: LULL TOWNSITE LOT 9 BLK/#223981

Subject: Notice of Public Hearing – Dangerous Building (Sec. 151.015 - Dangerous Buildings)

The City of Edinburg, through the Department of Health, Code & Animal Care Services, conducted an inspection of the property referenced above on January 20, 2026. Based on observed conditions, the structure was determined to be a dangerous building as defined in Sec. 151.015 of the City of Edinburg Code of Ordinances.

The Building Official determined that the structure is damaged, decayed, or deteriorated in excess of fifty percent (50%), is unsafe, and constitutes a dangerous building. A notice was issued requiring the structure to be vacated and demolished; however, as of the compliance deadline of March 22, 2026, the required corrective actions have not been completed.

PUBLIC HEARING NOTICE

A public hearing will be held before the Building Board of Adjustments and Appeals. The City of Edinburg will seek an order requiring the building to be vacated and/or requiring the building to be repaired or demolished upon a finding that the building is dangerous and that it constitutes a hazard to the health, safety, or welfare of its occupants or citizens of the City. All persons having an interest in the property may appear in person or be represented by an attorney and may present testimony and may cross-examine all witnesses.

Failure to appear at the hearing may result in the Board issuing an order in your absence.

Hearing Details:

Date: **4/16/2026**

Time: **2 P.M.**

Location: **City of Edinburg Council Chambers – 415 W University Dr. Edinburg, Texas 78539**



Hearing Notice Letter (cont.)



Observed Dangerous Conditions

Based on the inspection, the following conditions were observed and are cited as meeting one or more of the criteria set forth in Sec. 151.015 – Dangerous Buildings:

1. **Structural Instability (151.015(1))** – Interior and exterior walls are leaning or buckling; the roof is partially collapsed in the southeast area; columns show deterioration and bending, creating a risk of imminent collapse.
2. **Damage/Deterioration (151.015(2))** – Structural framing, ceiling materials, and beams exhibit extensive deterioration; windows and doors are damaged; roof shingles are missing; portions of the ceiling are absent, exposing the interior to elements.
3. **Load/Strength (151.015(3))** – Floors and roof members sagging in the northeast and north sections; ceiling members appear insufficient to safely support imposed loads.
4. **Dilapidation/Decay/Unsanitary Conditions (151.015(5))** – Ceiling collapsed in northeast section; large amounts of debris and refuse throughout; presence of feces and mosquitoes; mold on southeast ceiling.
5. **Light/Air/Sanitation (151.015(6))** – Water supply inoperative; plumbing inadequate; minimal natural and artificial light; insufficient ventilation.
6. **Egress/Fire Escapes (151.015(7))** – East side door blocked by debris; all other exits boarded up.
7. **Falling Parts Hazard (151.015(8))** – Loose ceiling sheets, roof shingles, and other building materials at risk of falling.
8. **General Unsafe/Unsanitary Conditions (151.015(9))** – Debris, pests, and unsanitary conditions throughout the building pose a risk to health, safety, and general welfare.

Failure to comply with any order issued by the Building Board of Adjustments and Appeals will result in the City performing the required work and assessing all associated costs as a lien against the property in accordance with Sec. 151.020(E) of the City of Edinburg Code of Ordinances and Texas Local Government Code Chapter 214.001(m) and (n).

This notice is issued to provide due process prior to further enforcement action. If you have questions, please contact the City of Edinburg Health and Code Department at 956-388-1838.

Sincerely,
Ignacio G. Saavedra Jr., R.S.
Director of Health, Code & Animal Care Services



Posting of First Letter Notice & Inherently Dangerous Building Placard 3/13/2026



March 13, 2026 at 3:14:04 PM
Edinburg, TX



March 13, 2026 at 3:13:16 PM
Edinburg, TX



March 13, 2026 at 3:09:39 PM
Edinburg, TX



March 13, 2026 at 3:09:28 PM
Edinburg, TX



March 13, 2026 at 3:14:13 PM
Edinburg, TX



March 13, 2026 at 3:16:59 PM
Edinburg, TX

Posting of Hearing Letter 4/1/2026



**EXHIBIT E – SUPPORTING
RECORDS & DOCUMENTATION**



CODE CASE DETAILED REPORT BLD-2026-19192 FOR THE CITY OF EDINBURG

Case Type: Unsafe Buildings **Project:** **Opened Date:** 01/23/2026
Status: In Progress **District:** Edinburg **Closed Date:** NOT CLOSED
Assigned To: Michael Izaguirre **Description:** Dangerous One-Story Residential Building (Sec. 151.015 - Dangerous Buildings).

Parcel: L6700-00-003-0009-00 Main	Address: 4302 Tagle Edinburg, TX 78541 Main
---	--

Owner
Juanita G Tagle
4302 Tagle St.
Edinburg, TX 78541

CODE CASE DETAILED REPORT (BLD-2026-19192)

Note	Created By	Date and Time Created
<p>1. Property Observation/Entry: During a routine neighborhood inspection on 1/20/2026, I observed the above-referenced property appeared to be abandoned. There were no signs indicating "Private Property," no fencing or barriers restricting access, and the building did not appear to be currently occupied. Given the visible deterioration, structural instability, and other unsafe conditions present at the property, it posed a clear danger to the public. Due to the immediate safety risk, I entered the property to conduct a visual inspection and document the observed conditions in accordance with Sec. 151.015 and Sec. 151.019 of the City of Edinburg Code of Ordinances. Observations were limited to areas safely accessible. Photographs and written notes of conditions were taken for documentation purposes and will be included in the official inspection report.</p>	Michael Izaguirre	1/20/2026 2:18 pm
<p>2. Dangerous Conditions Observed:</p> <p>During the inspection of the property, the following conditions were observed that meet the definition of a dangerous building under Sec. 151.015:</p> <p>Structural Instability (151.015(1)) – Interior and exterior walls are leaning or buckling; roof partially collapsed in the southeast area; columns show deterioration and bending; risk of imminent collapse in southeast corner. Damage/Deterioration (151.015(2)) – Top beams, ceiling sheets, and structural frame show extensive deterioration; exterior windows and doors damaged; roof shingles missing; ceiling missing in areas exposing interior to the elements. Load/Strength (151.015(3)) – Floors and roof sagging in northeast and north sections; ceiling members insufficient to safely support structural loads. Fire/Wind/Other Damage (151.015(4)) – Roof collapse and missing shingles indicate wind damage. Dilapidation / Unsanitary Conditions (151.015(5)) – Ceiling collapsed in northeast section; large amounts of debris and refuse throughout; presence of feces and mosquitoes; mold observed on southeast ceiling. Light / Air / Sanitation (151.015(6)) – Water supply inoperative; plumbing inadequate; minimal natural and artificial light; insufficient ventilation. Egress / Fire Escapes (151.015(7)) – East side door blocked by debris; all other exits boarded up. Falling Parts Hazard (151.015(8)) – Loose ceiling sheets, roof shingles, and other building materials at risk of falling. General Unsafe / Unsanitary Conditions (151.015(9)) – Debris, pests, and unsanitary conditions throughout building pose a risk to health, safety, and general welfare.</p> <p>Photographs were taken to document each condition. Notes and observations are factual and made for the purpose of assessing compliance with Sec. 151.015 and Sec. 151.019 of the City of Edinburg Code of Ordinances.</p>	Michael Izaguirre	1/20/2026 2:25 pm
<p>3. Conversation with Irene Tagle (Daughter of Owner) 1/23/2026:</p> <p>At 9:11 AM. on January 23, 2026, two attempted phone calls were made to the property owner, Juanita G. Tagle, regarding the unsafe structure. Both calls were unanswered. Following the unsuccessful attempts, a call was placed to the owner's daughter, Irene Tagle, who answered the phone. Ms. Tagle was informed that the building is possibly a dangerous structure and that the matter could escalate to further enforcement action, including potential demolition, if conditions are not addressed. Ms. Irene Tagle stated that she would relay this information to her mother, Juanita G. Tagle.</p>	Michael Izaguirre	1/23/2026 11:23 am

CODE CASE DETAILED REPORT (BLD-2026-19192)

4. Interagency Coordination/Pre-Notice Determination:

Michael Izaguirre

1/23/2026 4:37 pm

Following the inspection conducted on January 20, 2026, and prior to issuance of the First Written Notice, additional due-diligence and interdepartmental coordination were initiated to further evaluate the condition of the structure and determine appropriate corrective action.

Interagency Coordination:

- The Fire Department was requested to review available records and conduct an assessment related to fire hazards, prior incidents, or safety concerns associated with the structure.
- The Police Department was requested to review records and provide any relevant information regarding prior calls for service, safety concerns, or related incidents at the property.
- Reports from both departments are pending at this time and will be incorporated into the case file upon receipt.

Building Official Consultation:

On January 23, 2026, a meeting was held with the Building Official to review inspection findings and discuss recommended corrective action. Based on observed conditions, the Building Official stated that the structure meets the criteria of an immediate dangerous building and could qualify for emergency action, including demolition, pursuant to Sec. 151.022 of the City of Edinburg Code of Ordinances.

Despite the availability of emergency authority, the Building Official recommended proceeding with the standard dangerous building process to ensure full due process. The Building Official further recommended that the required corrective action be demolition of the structure.

Occupancy Status:

- The building is not occupied.
- No occupants or lessees were identified at the time of inspection.
- As a result, no vacation order is required.

Next Steps:

- Await Fire Department and Police Department reports.
- Complete identification of owner and all interested parties through deed records.
- Issue First Written Notice ordering demolition, with a 10-day compliance deadline, consistent with the immediate danger posed by the structure and the Building Official's determination.

This internal note documents the basis for corrective action determination, interagency coordination, and the decision to proceed under the standard dangerous building enforcement process prior to issuance of formal notice.

5. Fire Department Reported Added to Case 1/26/2026:
* 11 Failed Codes

Michael Izaguirre

1/26/2026 4:26 pm

6. Police Incidents List Added to Case 1/26/2026:
2018-9210- Ordinance Violation (Trailer parked in residential area)
2018-1493-Theft of registration sticker
2012-2924-Theft of AC unit
2007-5732-Theft of ladder
2002-29950-Abuse of 911
2002-4418- Auto Theft
2000-15161-Theft

Michael Izaguirre

1/26/2026 4:27 pm

CODE CASE DETAILED REPORT (BLD-2026-19192)

-
7. Ownership was verified through Hidalgo County Appraisal District (HCAD) on the following dates:
January 23, 2026
February 27, 2026
- Owner of Record:
Juanita G. Tagle
Mailing Address: 4302 Tagle St, Edinburg, TX 78541-6824
- Additional searches were conducted in HCAD for:
Roberto Tagle
Irene E. Tagle
Marina Tagle Gomez
- No conflicting ownership records were identified.
-
8. A title search was requested through Capital Title. Request Date: January 30, 2026
Report Received: February 20, 2026
- Findings:
The last recorded instrument conveying title to the property lists:
Roberto Tagle and Juanita G. Tagle
- This indicates potential joint ownership interest.
-
9. A public records search via LexisNexis indicates that:
Roberto Tagle is deceased
No probate or estate administration records have been identified at this time.
- Ownership interest may have transferred to:
Surviving spouse, or
Heirs, depending on estate proceedings
-
10. A LexisNexis search identified the following relatives associated with Juanita G. Tagle:
Irene E. Tagle (Daughter)
Address: 6312 Rio Grande Care Rd, Edinburg, TX 78541-2166
Phone: 956-330-6180
- Marina Tagle Gomez (Daughter)
Address: 6412 Rio Grande Care Rd, Edinburg, TX 78541-4644
- These individuals are believed to be potential heirs and may have an interest in the property.
-

CODE CASE DETAILED REPORT (BLD-2026-19192)

11. IDENTIFICATION OF INTERESTED PARTIES

Michael Izaguirre

2/27/2026 11:18 am

Property Address: 4302 Tagle St, Edinburg, Texas 78541

Following inspection of the above-referenced property and identification of dangerous building conditions, a diligent search was conducted to identify all parties with a potential legal interest in the property for notice purposes under applicable City ordinances and Texas law.

OWNER OF RECORD

Juanita G. Tagle

Associated Mailing Addresses:

4302 Tagle St, Edinburg, TX 78541-6824 (HCAD)

6312 Rio Grande Care Rd, Edinburg, TX 78541-2166 (Public Records / LexisNexis)

Source: Hidalgo County Appraisal District (HCAD), Public Records Search

ADDITIONAL INTERESTED PARTIES (FAMILY / RELATED RECORDS)

Irene E. Tagle

6312 Rio Grande Care Rd, Edinburg, TX 78541-2166

Source: HCAD / Public Records Search

Marina Tagle Gomez

Associated Addresses:

4302 Tagle St, Edinburg, TX 78541-6824

6412 Rio Grande Care Rd, Edinburg, TX 78541-4644

Source: Public Records Search (LexisNexis)

TITLE / PROPERTY INTEREST RECORDS

Roberto Tagle (Deceased)

Identified through title search as a previously associated party.

Source: Capital Title

BUSINESS / ADDITIONAL RECORD ASSOCIATION

A AND M Drive Inn

Associated Address:

4302 Tagle St, Edinburg, TX 78541-6824

Source: LexisNexis Business Records

OTHER POTENTIAL INTEREST HOLDERS

Occupant: None observed at time of inspection

Lessee: Unknown

Mortgagee(s): Not identified

Agent: Not identified

Other lienholders or interest holders: None identified through available records

DILIGENT SEARCH STATEMENT

A diligent search was conducted to identify all persons and entities with a potential legal interest in the property. The search included review of Hidalgo County Appraisal District (HCAD) records, title records (Capital Title), public records databases (LexisNexis), and available property and occupancy records. All parties reasonably identifiable through these sources have been included above. This information is provided for notice and due process purposes. Additional notice methods, including posting on the property, may be utilized as required by ordinance or law.

CODE CASE DETAILED REPORT (BLD-2026-19192)

<p>12. NOTICE MAILING / SERVICE OF PROCESS</p> <p>The First Notice of Dangerous Building Conditions, along with supporting documentation, was mailed to all identified interested parties listed in the Identification of Interested Parties section. Each party received notice via both certified mail and regular U.S. mail to all known associated addresses obtained through Hidalgo County Appraisal District (HCAD), title records, and public records research.</p> <p>The mailings were sent prior to 2:00 PM on 03/13/2026. Each envelope included the official First Notice letter outlining the observed violations, required corrective actions, and compliance deadlines, along with photographs documenting the observed conditions of the structure.</p> <p>Certified mail was used to establish proof of delivery, and regular mail was sent concurrently as supplemental notice to ensure maximum delivery and due process compliance. Certified mail receipts and tracking information have been retained in the case file.</p> <p>All notices were prepared and mailed in accordance with applicable City ordinance requirements and Texas notice provisions for dangerous building enforcement proceedings.</p>	<p>Michael Izaguirre</p>	<p>3/13/2026 1:11 pm</p>
<p>13. On 03/13/2026, in the afternoon, the First Notice of Dangerous Building Conditions was also physically posted on the subject property. Copies of the notice were affixed to the two front doors of the structure and additionally posted on the south and west sides of the property.</p> <p>All posted notices were secured and staked to the ground to ensure visibility and prevent removal. The postings were placed in a manner reasonably calculated to provide notice to occupants, interested parties, and the public.</p> <p>This posting was completed on the same date as mailing and is part of the City's due process notice procedure for dangerous building enforcement.</p>	<p>Michael Izaguirre</p>	<p>3/13/2026 4:14 pm</p>
<p>14. On 03/13/2026, in the afternoon, a Dangerous Building placard was posted on the subject property in accordance with Sec. 151.019(H)(1) of the City of Edinburg Code of Ordinances.</p> <p>The required statutory notice text was displayed verbatim as follows: "THIS BUILDING HAS BEEN FOUND TO BE A DANGEROUS BUILDING... IT IS UNLAWFUL TO REMOVE THIS NOTICE UNTIL SUCH NOTICE IS COMPLIED WITH-</p> <p>The placard was affixed to the two front doors of the structure and additionally posted on the south and west sides of the property. All exterior postings were staked securely into the ground to ensure visibility and prevent removal.</p> <p>This posting was completed on the same date and during the afternoon as the mailing and property notice postings, as part of the City's required due process and enforcement procedures for dangerous building cases.</p>	<p>Michael Izaguirre</p>	<p>3/13/2026 4:17 pm</p>
<p>15. S. April Salazar Phone #: 956-270-9918 Address: 6412 Rio Grande Care Rd, Edinburg, TX Relation: Granddaughter of Juanita Tagle Request: Wants the hearing letter to be sent to her address so she can also attend it.</p>	<p>Michael Izaguirre</p>	<p>3/19/2026 11:19 am</p>
<p>16. No formal request for an extension was received following the initial notice. Therefore, no extension was granted, and the case is proceeding to the hearing notice stage.</p>	<p>Michael Izaguirre</p>	<p>3/24/2026 11:13 am</p>
<p>17. On April 1, 2026, at approximately 8:30 AM, both certified and regular mail were sent to all interested parties. Each envelope contained the hearing notice only. On April 1, 2026, at approximately 9:53 AM, the hearing notice was posted at the property located at 4302 Tagle St. The notice was affixed to the two front doors located on the south side of the property. Additionally, stake notices were placed in the ground on the south side and west side of the property.</p>	<p>Michael Izaguirre</p>	<p>4/1/2026 10:50 am</p>

CODE CASE DETAILED REPORT (BLD-2026-19192)

18. On 04/06/2026 at approximately 12:00 PM, April Salazar (956-230-6180), calling on behalf of Irene Tagle, contacted the department regarding the property.

Michael Izaguirre

4/6/2026 2:51 pm

A return call was made by staff at approximately 1:15 PM on 04/06/2026. During the call, Ms. Salazar advised that they intend to proceed with demolition of the structure and will be coordinating with Avilla Machinery, represented by Abram (956-239-8208). She stated that demolition is expected to begin next week, tentatively on Monday or Tuesday (April 13th or 14th).

Mr. Saavedra advised Ms. Salazar that she and the contractor must obtain all appropriate permits through Building Safety prior to commencing any demolition activities.

Following the call, Mr. Saavedra contacted Abram directly and relayed the same information, including the requirement to secure the proper permits before beginning work.

At this time, the department will monitor the situation and await confirmation that the required permits are obtained and demolition activities commence. The case will proceed to hearing if appropriate permits are not secured and demolition work is not initiated in compliance with City requirements. Staff will continue to observe and patrol the area to ensure compliance.

Violation Code: Sec. 151.015

Violation Status: In Progress

Citation Issue Date: 01/23/2026

Code Description: Dangerous Buildings

Compliance Date:

Resolved Date:

Dangerous Buildings (151.015) Field Inspection Checklist

Property Information

Property Address: 4302 Tagle ST, Edinburg TX

Legal Description/Parcel No.: LULL TOWNSITE LOT 9 BLK 3 / # 223981

Date of Inspection: 1/20/2026 Time: 11:20 A.M.

Inspector Name/City ID: Michael Izaguirre

Type of Inspection: Complaint Referral Routine Post-Disaster Other: _____

Occupancy Observed: Occupied Vacant Abandoned Unknown

Structural Instability: Vertical Structural Members (walls, columns, beams)

Buildings where interior walls or other vertical structural members list, lean, or buckle to an extent that, in the opinion of the Building Official, they present a danger of collapse or a threat to public health, safety, or welfare, as defined in Sec. 151.015(1).

Condition	Observed	Present	Severity	Notes	Photo Ref
Interior walls lean/list/buckle	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm	Interior East wall slanted inward	
Exterior walls lean/list/buckle	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm	Exterior East wall leaning inward	
Columns/load-bearing members compromised	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm	Deterioration at tops of columns	
Visible cracks or separations	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input checked="" type="checkbox"/> Imm	Large portions of walls and ceilings missing	
Partial or full collapse	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm	Southeast side complete collapse	
Risk of imminent collapse	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm	N/A	

Inspector Notes: • Exterior east wall attached to collapsed roof leaning inward • Interior east wall slightly slanted • Top portions of several load-bearing columns deteriorated and bendable • Extensive cracks and separations in walls and ceiling • Large portions of materials missing • Southeast roof completely collapsed

Damage/Deterioration

Buildings that, excluding the foundation, exhibit 33% or more deterioration of supporting structural members or 50% or more deterioration of non-supporting exterior or enclosing walls or coverings, as defined in Sec. 151.015(2).

Condition	Observed	Present	Severity	Notes	Photo Ref
Joists, beams, rafters damaged	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Structural frame deteriorated	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Load-bearing walls compromised	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Exterior walls/siding damaged	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Windows/doors missing or deteriorated	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Roof sheathing/covering damaged	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		

Inspector Notes:

- Top ceiling beams are deteriorating and partially falling, affecting roughly 25% of the interior
- Ceiling sheets are missing or falling in approximately 45% of areas
- Interior ceiling is fully absent in some sections

Load/Strength

Buildings with improperly distributed or overloaded floors, roofs, or ceiling members, or structures that lack sufficient strength to be reasonably safe for their intended use, as defined in Sec. 151.015 (3).

Condition	Observed	Present	Severity	Notes	Photo Ref
Floors overloaded or sagging	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Roof overloaded or sagging	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Ceiling or framing insufficient	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Improperly distributed loads	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		

Inspector Notes:

- Northeast corner of the building has a hole in the floor and shows sagging ~ 4 inches
- Roof is overloaded and sagging in the same northeast area as well as across the north section of the house.

Fire/Wind/Other Damage

Buildings that have been damaged by fire, wind, or other events to the point that they pose a danger to life, safety, or the general health and welfare of occupants or the public, as defined in Sec. 151.015(4).

Condition	Observed	Present	Severity	Notes	Photo Ref
Fire damage (structural, walls, roof)	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Wind/storm damage (roofs, walls, framing)	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Other damage compromising life safety	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		

Inspector Notes:

- Collapsed roof shows evidence of wind damage; roof shingles are torn and missing across the structure. No visible fire damage observed at this time.

Dilapidation/Decay/Unsanitary Conditions

Buildings that are dilapidated, decayed, unsafe, unsanitary, or lacking essential living amenities, making them unfit for occupancy or likely to cause sickness, disease, or harm to the health, morals, safety, or general welfare of occupants, as defined in Sec. 151.015(5).

Condition	Observed	Present	Severity	Notes	Photo Ref
Rot/decay (wood, framing)	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Missing or unsafe flooring/stairs	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Collapsed/missing walls/ceilings	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Unsanitary conditions/refuse/debris	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input checked="" type="checkbox"/> Imm	Large Amounts	
Evidence of pest infestation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input checked="" type="checkbox"/> Imm	Dog/Animal Feces	
Conditions likely to cause sickness/disease	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input checked="" type="checkbox"/> Imm	Mosquitos	

Inspector Notes:

- Ceiling collapsed in the northeast section. Large amounts of unsanitary debris present throughout the entire house. Mosquitos observed throughout the interior. Feces present in the northeast area.

Light/Air/Sanitation

Buildings with insufficient lighting, ventilation, or sanitation facilities that fail to protect the health, morals, safety, or general welfare of current or potential occupants, as defined in Sec. 151.015(6).

Condition	Observed	Present	Severity	Notes	Photo Ref
Natural light inadequate	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Artificial light inadequate	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input checked="" type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Ventilation/air circulation inadequate	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Plumbing/toilet facilities inadequate	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Water supply unsafe or absent	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input checked="" type="checkbox"/> Imm		

Inspector Notes:

◦ Water supply not functioning and overall unsanitary conditions making plumbing inadequate. Building is abandoned, resulting in minimal natural and artificial lighting in several areas.

Egress/Fire Escapes

Buildings with insufficient stairways, elevators, fire escapes, or other exit routes, or otherwise lacking adequate facilities for safe egress in case of fire or panic, as defined in Sec. 151.015(7).

Condition	Observed	Present	Severity	Notes	Photo Ref
Exit doors blocked or missing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Stairways insufficient/unsafe	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Elevators unsafe or non-functional	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Fire escapes missing/unsafe/blocked	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		

Inspector Notes:

◦ East side door is blocked by debris and deteriorated, preventing use as an exit. All other door exits are boarded up, restricting safe egress from the building

Falling Parts Hazard

Buildings with components or attachments that are at risk of falling, potentially injuring the public or damaging property, as defined in Sec. 151.015(8).

Condition	Observed	Present	Severity	Notes	Photo Ref
Loose roof elements	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input checked="" type="checkbox"/> Imm		
Falling walls/siding	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Other falling objects	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		

Inspector Notes:

- Loose ceiling sheets, roof shingles, and other building materials are present throughout the structure, posing a risk of falling and potential injury or property damage

General Unsafe/Unsanitary Conditions

Buildings that, due to their overall condition, are unsafe, unsanitary, or pose a danger to the health, safety, or general welfare of the public, as defined in Sec. 151.015(9).

Condition	Observed	Present	Severity	Notes	Photo Ref
Unsafe structure for occupancy	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Unsanitary conditions	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input checked="" type="checkbox"/> Imm		
Hazard to health, safety, or welfare	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input checked="" type="checkbox"/> Imm		

Inspector Notes:

- Overall building condition is unsafe and unsanitary. Debris is scattered throughout, mosquitos are present, and feces are observed in the northeast area.



INSPECTION DETAILS

Inspection Date 01/26/2026	Inspection Type Fire Code Investigation	Inspection Number 17305		
Lead Inspector JASON PEREZ	Shift N/A	Station N/A	Unit N/A	
Other Inspectors N/A				

SUMMARY OF INSPECTION

✔ **0** | ✘ **11** | ⊘ **14**
 Passed codes | Failed codes | N/A codes

NEXT STEPS

Please direct questions about your inspection to:
JASON PEREZ
 jperez@cityofedinburg.com, (956) 383-7691

Reinspection Date

GENERAL NOTES

JASON PEREZ - 01/26/2026 @ 14:51

On Friday January 23rd, a fire investigation was conducted at 4302 Tagle St in Edinburg Tx, Hidalgo county based on a dangerous building condition. Fire code investigation and inspection conducted on request of the Director of Health, Code & Animal Care Services.

SIGNATURES

Contact signature

No signature
Report completed post inspection

Ignacio Saavedra Date: _____

Inspector signature

JASON PEREZ 01/26/2026

CHECKLISTS

General Fire Inspection Short List

Status	Code	Description
N/A ⊘	001 - Fire Department Access	
N/A ⊘	002 - Fire Hydrant(s)	
N/A ⊘	003 - Knox Box System(s)	
N/A ⊘	004 - Property Identification (Address)	
N/A ⊘	005 - Permit(s)	
N/A ⊘	006 - Fire Alarm System	
N/A ⊘	007 - Fire Sprinkler System(s)	
N/A ⊘	008 - Fire Protection System(s) - Other	
N/A ⊘	009 - Commercial Kitchen Systems and Equipment	
N/A ⊘	010 - Fire Extinguisher(s)	
N/A ⊘	011 - Exit(s) and Means of Egress	
Fail ⊗	012 - Structural - Building Systems	<p>Location: exterior patio</p> <p>Comments: structural collapse</p>



Fail



012 - Structural - Building Systems

Location: Interior

Comments: Ceiling missing



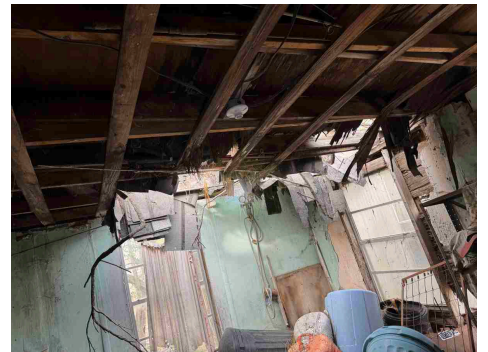
Fail



012 - Structural - Building Systems

Location: Interior

Comments: Ceiling incomplete



N/A



013 - Mechanical - Building Systems

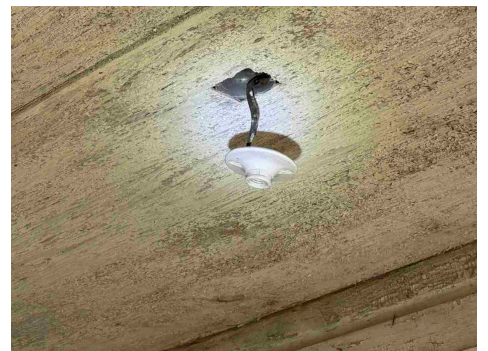
Fail



014 - Electrical - Building Systems

Location: porch

Comments: porch light wire exposed



Fail



014 - Electrical - Building Systems

Location: interior

Comments: light bulb mounting unsecured, wires exposed



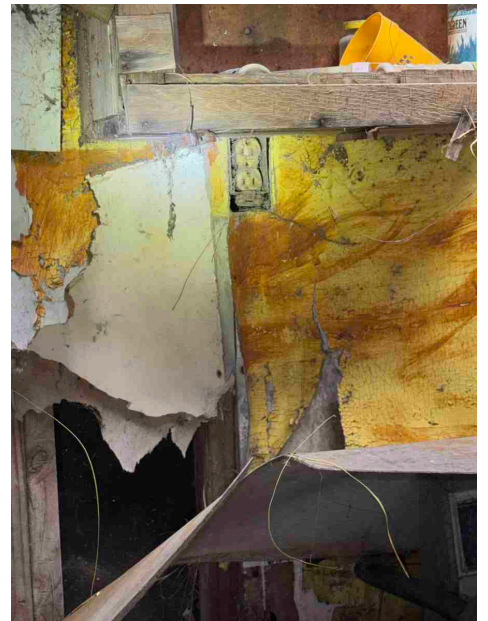
Fail



014 - Electrical - Building Systems

Location: hallway

Comments: missing outlet covers in miscellaneous areas



Fail



014 - Electrical - Building Systems

Location: kitchen interior

Comments: missing ceiling exposed wires



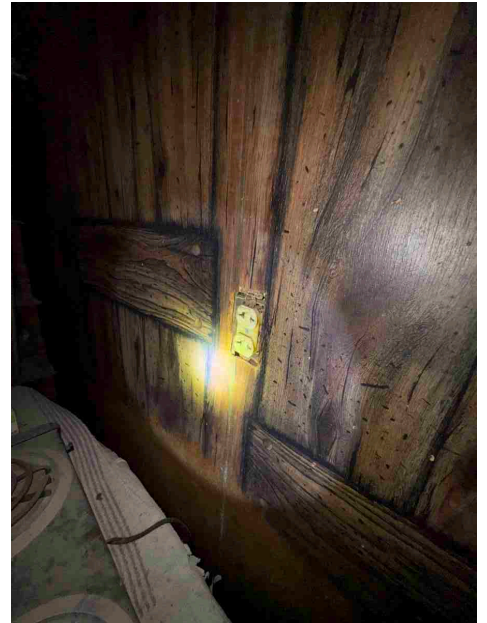
Fail



014 - Electrical - Building Systems

Location: hall way interior

Comments: missing receptacle cover



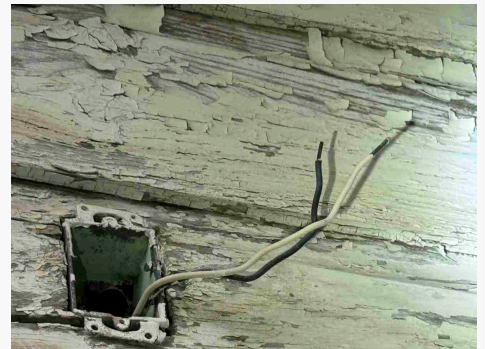
Fail



014 - Electrical - Building Systems

Location: exterior

Comments: exposed wires not secured or in conduit



N/A



015 - Plumbing - Building Systems

N/A



016 - Chemicals - Handling, Storage, and Use

Fail



017 - General Storage and Housekeeping

Location: Interior and exterior egress pathways

Comments: interior of home hoarded with miscellaneous items, accessibility creating safety hazard

Fail



018 - Fire and Life Safety Code Compliance - Other

Location: North side of property

Comments: 4-5 foot fall hazard, uncovered opening





Statement of Fees

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A			
Invoice Number	Check Number	Transaction Number	
N/A	N/A	N/A	

GENERAL INFO

ACCOUNT

Property ID: 223981
 Geographic ID: L6700-00-003-0009-00
 Type: R
 Zoning: RS
 Agent:
 Legal Description: LULL TOWNSITE LOT 9 BLK 3

OWNER

Name: TAGLE JUANITA G
 Secondary Name:
 Mailing Address: 4302 TAGLE ST EDINBURG TX US 78541-6824
 Owner ID: 67414
 % Ownership: 100.000000
 Exemptions: HS - Homestead, OTHER

Property Use:

LOCATION

Address: 4302 TAGLE ST, EDINBURG TX

Market Area:
 Market Area CD: SEBA052
 Map ID: VOL 4 PG 47
 Zoning: RS

PROTEST

Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

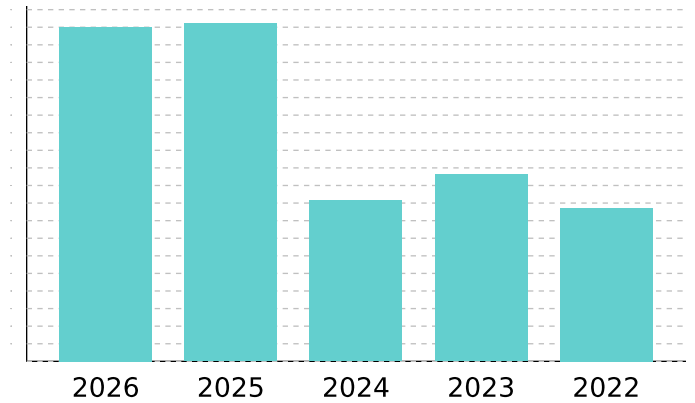
Land Homesite: \$51,100
 Land Non-Homesite: \$0
 Special Use Land Market: \$0
 Total Land: \$51,100

 Improvement Homesite: \$37,129
 Improvement Non-Homesite: \$6,831
 Total Improvement: \$43,960

 Market: \$95,060
 Special Use Exclusion (-): \$0
 Appraised: \$95,060
 Value Limitation Adjustment (-): \$43,966

 Net Appraised: \$51,094

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$51,100	\$43,960	\$0	\$95,060	\$43,966	\$51,094
2025	\$51,100	\$44,945	\$0	\$96,045	\$48,948	\$47,097
2024	\$21,000	\$24,681	\$0	\$45,681	\$3,385	\$42,296
2023	\$21,000	\$32,133	\$0	\$53,133	\$6,711	\$46,422
2022	\$17,150	\$26,487	\$0	\$43,637	\$3,764	\$39,873

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CEB	CITY OF EDINBURG	0.630000	\$51,094	\$40,644
DR1	DRAINAGE DISTRICT #1	0.112300	\$51,094	\$51,094
GHD	HIDALGO COUNTY	0.575000	\$51,094	\$36,094
JCC	SOUTH TEXAS COLLEGE	0.162000	\$51,094	\$51,094
SEB	EDINBURG ISD	0.861700	\$51,094	\$6,831
SST	SOUTH TEXAS SCHOOL	0.049200	\$51,094	\$46,094

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL** Improvement Value: **\$37,129** Main Area: **720**
 State Code: **A1** Description: Gross Building Area: **1,008**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1989	1989	720
CPT	CARPORT	SIDLW		1	1989	1989	216
POR	PORCH (COVERED)	SIDLW		1	1989	1989	72

Improvement Features

MA Flooring: LIN, Plumbing: 2, Custom: 0, Roof Style: GAB, Number of Bedrooms: 3.00, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DWD, Foundation: CBK
 POR Foundation: PR-BM
 CPT Foundation: PR-BM

Improvement #2: **MOBILE HOME** Improvement Value: **\$6,831** Main Area: **840**
 State Code: **A2** Description: Gross Building Area: **840**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MHR	MANUFACTURED HOME	MHLW		1	1987	1987	840

Improvement Features

MHR Flooring: LIN, Plumbing: 2, Number of Bedrooms: 2.00, Roof Style: SLP, Heating/Cooling: MINUS, Construction Style: RES, Wide: Sgl, Second Roof Covering: N, Foundation: CBK, Exterior Wall: RIB, Roof Covering: MTL

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1607	7,000	\$7.30	\$51,100	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
	CONV	CONVERSION	JOSE LUIS ARGUELLO	TAGLE JUANITA G				

2400 Dallas Parkway, Suite 560
Plano, TX 75093
972-682-2700

File No.: OE-13233
Creation Date: February 20, 2026
Search Date: July 22, 1965 to February 8, 2026

PROPERTY INFORMATION:

Address: 4302 TAGLE ST, EDINBURG, TX 78541

County: Hidalgo

Legal: All of Lot Nine (9) in Block Three (3) in the town of Lull, Hidalgo County, Texas, according to the map or plat of said town on file and of record in the office of the County Clerk of Hidalgo County, Texas, to which reference is here made for a more complete description.

Name Search is limited to: **Roberto Tagle and Juanita G. Tagle**

Based on a search of Public Records of the County Clerk of **Hidalgo** County, Texas, the last instrument found purporting to convey title to the land described above was:

Roberto Tagle and Juanita G. Tagle

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of **Hidalgo County, Texas**, and are affecting title to the property above described during the time frame as set out above:

VESTING INFORMATION:

Title vested by virtue of Warranty Deed, recorded in Volume 1121, Page 825, Real Property Records of Hidalgo County, Texas.

LIENS:

Mowing Lien in favor of City of Edinburg in the amount of \$135.00, dated July 10, 2020, filed August 6, 2020, recorded in Document No. 3136546, Real Property Records, Hidalgo County, Texas.

Mowing Lien in favor of City of Edinburg in the amount of \$170.00, dated July 23, 2024, filed August 12, 2024, recorded in Document No. 3571857, Real Property Records, Hidalgo County, Texas.

Abstracts of Judgment, State Tax Liens and/or Federal Tax Liens From 20 Years Prior to the End Date Listed Above.

None

RESTRICTIONS:

Those restrictive covenants recorded in Volume 4, Page 47, Map Records, Hidalgo County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to

handicap, but does not discriminate against handicapped persons.

EASEMENTS:

Easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Volume 4, Page 47, Map or Plat Records, Hidalgo County, Texas.

Disclaimer

This report is issued in consideration of **\$200.00** paid by the benefited party named above and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein, by accepting this search, benefited party agrees that the said sum and no more shall constitute full measure of damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title herein above mentioned or the validity or the authority of those executing above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and /or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral estates affecting subject property, nor any documents creating and/or affecting said estates, nor any rights, privileges and immunities relating thereto.

Health & Code Staff Report

Prepared on: April 8, 2026

Building Board of Adjustments and Appeals

Meeting: April 16, 2026

Victory Lot 1

1706 E University Dr, Edinburg, Texas 78542

RKRD REH, LLC

Agenda Item

Consider the presented evidence by the Health and Code Department and any interested party regarding the designation of the structure located at Victory Lot 1, 1706 E University Dr, Edinburg, Texas 78542, owned by RKRD REH, LLC. The Board will determine whether the structure constitutes a dangerous building and/or public nuisance and may issue orders to vacate, repair, demolish, or take other necessary action.

Request

The City of Edinburg Health & Code Enforcement Department requests that the Building Board of Adjustments and Appeals determine whether the structure located at 1706 E University Dr meets the definition of a dangerous building under Chapter 151 of the City of Edinburg Code of Ordinances.

The Department further requests that the Board consider whether the structure poses a hazard to the health, safety, and welfare of occupants and the general public, and whether corrective actions including repair, vacation, or demolition should be ordered.

Property Location and Vicinity

The subject property is located at 1706 E University Dr in Edinburg, Texas 78542 and is legally described as Victory Lot 1. The property consists of approximately 0.4448 acres and contains a two-story commercial structure. At the time of inspection, the structure was observed to be unoccupied and appeared to be abandoned.

The property is located within a highly urbanized corridor consisting of mixed commercial and residential uses. Multiple sensitive uses are located in close proximity, including VIP Learning Center approximately 0.21 miles away, Edinburg Head Start approximately 0.14 miles away, Lyndon B. Johnson Elementary approximately 0.47 miles away, Austin Elementary approximately 0.43 miles away, Lincoln Elementary approximately 0.40 miles away, and Edinburg Collegiate High School approximately 0.55 miles away. Additional daycare and educational facilities are located within approximately one mile of the property.

Background and Inspection Findings

The property was inspected by the Health & Code Enforcement Department on January 21, 2026, as part of a dangerous building investigation initiated due to observed deterioration and reports of unsafe conditions. The inspection consisted of an exterior assessment and interior observations where safely accessible.

At the time of inspection, the structure was unsecured and accessible through multiple entry points. No “No Trespassing” or warning signage was present, and evidence of unauthorized occupancy was observed. The structure exhibited visible deterioration and structural distress.

Exterior conditions included cracking and separation of walls, deteriorated balcony and railing components, and an unstable stairway providing access to the second story. Windows and doors were missing or unsecured, resulting in a compromised building envelope that allowed unrestricted access and exposure to environmental elements.

Interior conditions included deteriorated structural components such as walls, ceilings, and flooring systems. Portions of the second-story structure, including the stairway and balcony access areas, were unsafe and structurally compromised. Debris accumulation and unsanitary conditions were observed throughout the structure, along with indications of unauthorized occupancy. Based on these observations, the structure is not suitable for safe occupancy.

Prior to issuance of formal notice, staff conducted interagency coordination and internal review. The Building Official reviewed the inspection findings and determined that while certain portions of the structure may be capable of repair under proper permitting, other areas remain hazardous and unstable, supporting classification as a dangerous building. Fire Department coordination was completed, and Fire Department inspection records were obtained and incorporated into the case file. Police Department records were requested; however, no report was obtained prior to the preparation of this staff report.

Health, Safety Hazards, and Code Findings

The conditions observed at the property create significant hazards to health and safety. Structural deterioration, particularly involving the stairway, balcony, and upper-level components, presents a risk of partial or total collapse. Unsecured openings, missing structural elements, and accumulated debris contribute to fire hazards and increased risk of rapid fire spread. Unsanitary interior conditions and exposure to environmental elements present additional health concerns. The unsecured nature of the structure allows unauthorized access, exposing individuals to unsafe conditions and increasing the likelihood of injury. Collectively, these conditions pose a hazard to occupants, trespassers, and the surrounding community.

Based on the inspection findings, the structure meets multiple criteria of a dangerous building as defined in Section 151.015 of the City of Edinburg Code of Ordinances, including structural instability (Sec. 151.015(1)), damage and deterioration (Sec. 151.015(2)), insufficient structural strength to support imposed loads (Sec. 151.015(3)), dilapidation and unsanitary conditions (Sec. 151.015(5)), unsafe or inadequate means of egress (Sec. 151.015(7)), falling hazards (Sec.

151.015(8)), and general unsafe conditions constituting a hazard to health, safety, and welfare (Sec. 151.015(9)).

Supporting findings from the Fire Department inspection further identified multiple hazards, including structural deficiencies such as missing ceiling components and wall sections, exposed electrical wiring not contained within conduit, missing junction box covers, and other electrical hazards. The Fire Department report documented nine failed code items, indicating significant fire and life safety risks associated with the structure.

Supporting Evidence and Interagency Findings

In addition to the inspection conducted by Health & Code Enforcement, supporting findings were obtained through coordination with other City departments and review of available records. Prior to issuance of formal notice, interagency coordination was conducted to further evaluate the condition of the structure and determine appropriate corrective action.

The Fire Department conducted a Fire Code Investigation on January 23, 2026. The inspection identified multiple code violations related to structural integrity and electrical safety. These included structural deficiencies such as missing ceiling components at the exterior patio area, missing wall sections on the second story, and deteriorated building elements contributing to collapse and fall hazards. Additional findings included exposed electrical wiring not contained within conduit, missing junction box covers, and unsecured electrical components. These conditions present significant fire hazards, electrical hazards, and structural risks that pose a threat to life and property.

The Police Department was requested to review records and provide any available information regarding prior calls for service, incidents, or safety concerns associated with the property. At the time of this report, no police report or incident history was received; however, the request remains part of the case file as part of the City's due diligence efforts.

The Building Official reviewed the inspection findings and participated in interagency coordination. Based on this review, it was determined that portions of the structure may be suitable for repair under proper permitting; however, other portions remain deteriorated, unstable, and hazardous, supporting continued classification of the structure as a dangerous building under the City Code.

The combined findings from Health & Code Enforcement, Fire Department records, and Building Official review support the determination that the structure presents a continuing hazard to public safety and welfare.

Notice and Compliance History

Identification of Interested Parties and Due Diligence

A diligent search was conducted to identify all parties with a potential legal interest in the property in accordance with applicable City ordinances and state law. This process included review of Hidalgo County Appraisal District (HCAD) records, title research conducted through

Capital Title, and public records databases including LexisNexis. Additional review of available records through the Texas Secretary of State was conducted where applicable to identify any registered business entities associated with ownership interests.

The owner of record was identified as RKR REH, LLC. Based on title and public records research, no additional ownership interests were confirmed beyond the recorded entity; however, all reasonably identifiable mailing addresses and associated contacts tied to the owner of record were included in the notice process.

Notice of dangerous building conditions and notice of public hearing were sent via certified mail with return receipt requested and regular United States mail to all identified addresses associated with the owner of record and any other reasonably identifiable interested parties. This process was completed in conjunction with on-site posting to ensure full compliance with due process requirements.

Notice of dangerous building conditions was issued on March 13, 2026, and delivered to all identified interested parties via certified mail with return receipt requested as well as regular United States mail. The property was posted with notice on-site in accordance with City Code requirements, including placement at the entrances of the structure and additional postings on the property, including notices staked to the ground.

At the time of the initial notice, an Inherently Dangerous Building placard was also posted at the entrances of the structure and on the property, including placement staked to the ground in accordance with applicable procedures.

A notice of public hearing was issued on April 1, 2026, and was similarly delivered via certified mail and regular United States mail to all identified interested parties. The property was again posted with notice at the entrances of the structure and on the property, including additional postings staked to the ground to ensure visibility and compliance with notice requirements.

At the time of this report, no compliance has been achieved, no corrective action has been taken, and no request for extension has been received from the property owner or any interested party.

Case Summary

Based on the inspection conducted on January 21, 2026, the structure located at 1706 E University Dr was determined to be unsafe, unsecured, and unoccupied. The structure exhibits significant deterioration, including structural instability, compromised building components, unsafe access points, and unsanitary conditions.

The Building Official has determined that portions of the structure may be repairable under permit; however, other portions remain unstable and hazardous, contributing to the overall classification as a dangerous building under City Code. All required notices have been properly issued and posted, and no compliance has been achieved.

Additional supporting evidence, including Fire Department inspection findings and interagency coordination, further supports the determination that the structure presents ongoing hazards to health, safety, and welfare.

Staff Recommendation

Based on the findings, inspection results, and evidence presented, staff recommends that the Building Board of Adjustments and Appeals find that the structure located at 1706 E University Dr is dilapidated, substandard, and unfit for human use, that it meets the criteria of a dangerous building under Section 151.015 of the City of Edinburg Code of Ordinances, and that it constitutes a public nuisance under Section 151.018.

Staff further recommends that the Board order the structure vacated within 48 hours if occupied, prohibit unauthorized entry except for permitted work, and require the owner to repair or demolish the structure in accordance with City Code. Compliance should be required within 30 days of the order, and the City should be authorized to proceed with demolition or necessary abatement if compliance is not achieved. All associated costs may be assessed as a lien against the property. The order should be filed in the official public records, the property owner should retain the right to appeal within 30 days, and the Building Official may grant written extensions where appropriate.

Prepared by:

Michael Izaguirre

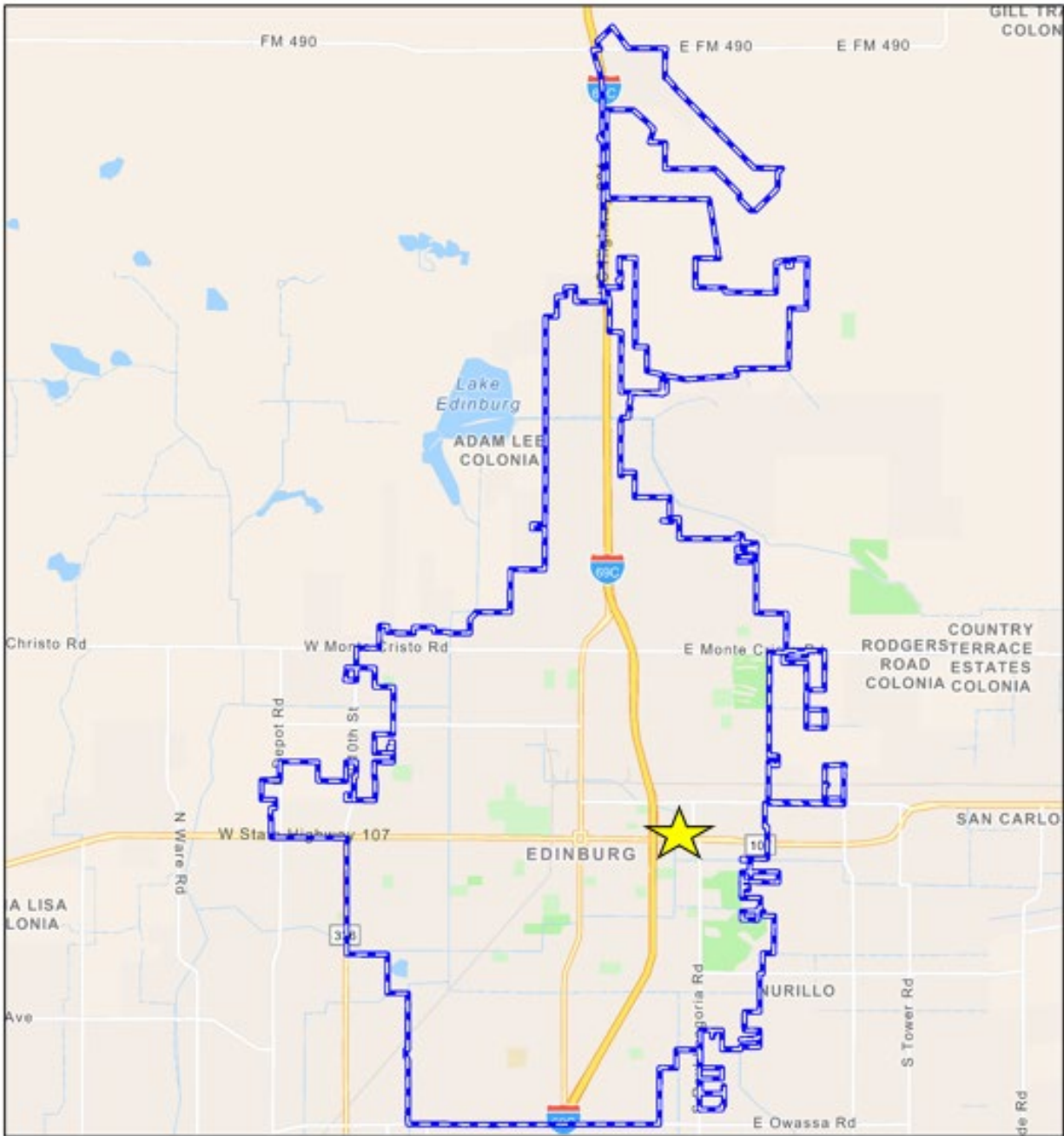
Code Enforcement Officer

Approved by:


Ignacio G. Saavedra Jr. R.S.

Director of Health, Code and
Animal Care Services

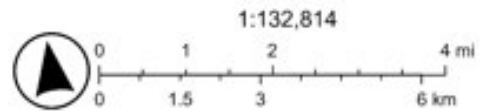
**EXHIBIT A – PROPERTY
LOCATION AND OVERVIEW
PHOTOGRAPHS**



4/2/2026, 11:45:49 AM

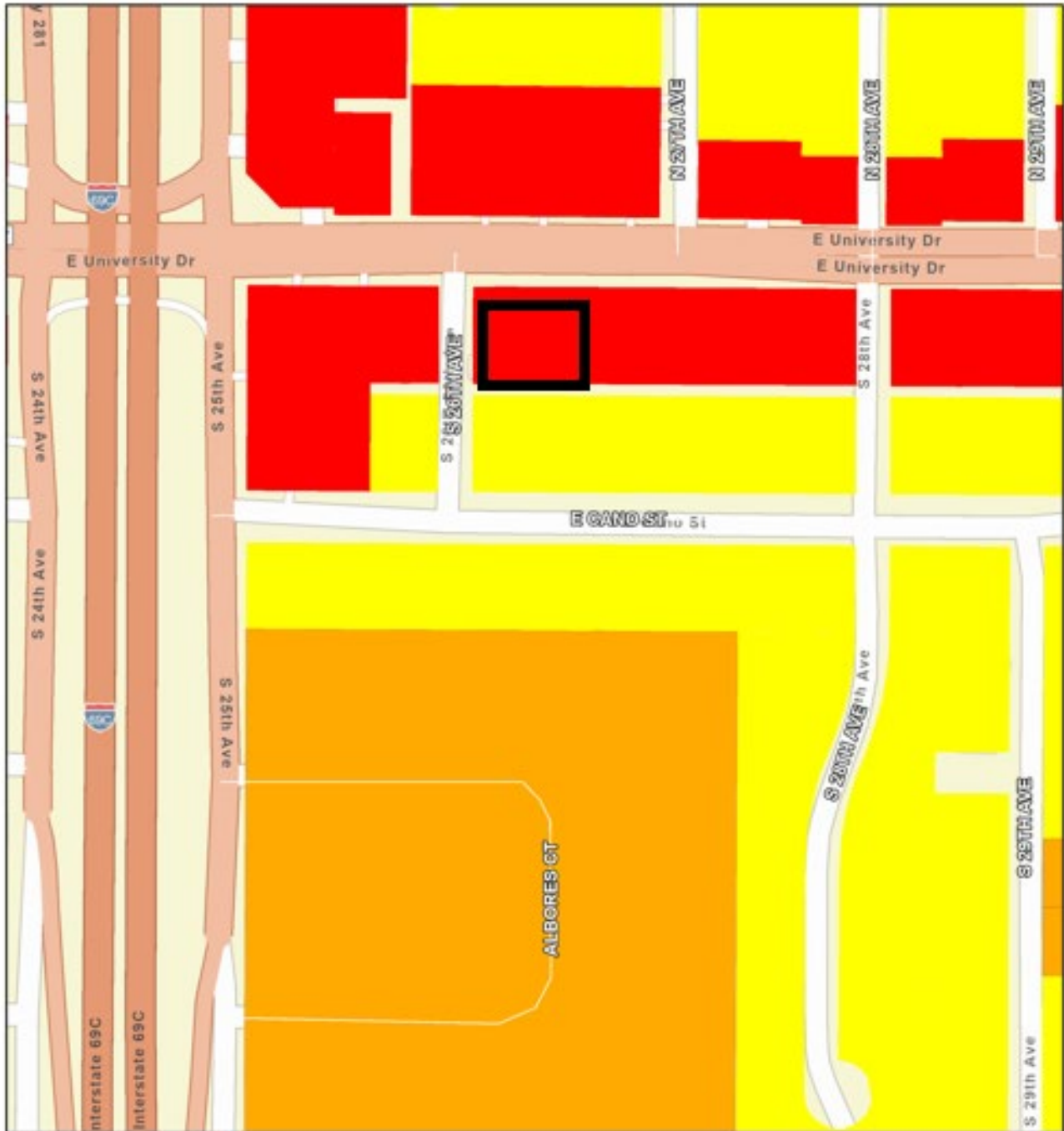
 CITY LIMITS

 Site



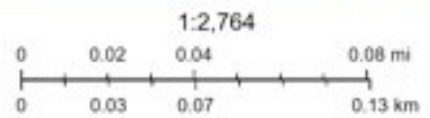
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

HEALTH AND CODE DEPARTMENT



4/6/2026, 9:58:07 AM

- | | |
|--------------------------------|--------------------------------|
| CITY LIMITS | RESIDENTIAL, MANUFACTURED HOME |
| ZONING DISTRICTS | URBAN UNIVERSITY |
| AGRICULTURE AND OPEN SPACE | DOWNTOWN |
| RESIDENTIAL SUBURBAN | COMMERCIAL, NEIGHBORHOOD |
| RESIDENTIAL PRIMARY | COMMERCIAL, GENERAL |
| RESIDENTIAL MULTIFAMILY | INDUSTRIAL, LIGHT |
| RESIDENTIAL URBAN AND TOWNHOME | INDUSTRIAL, GENERAL |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Site



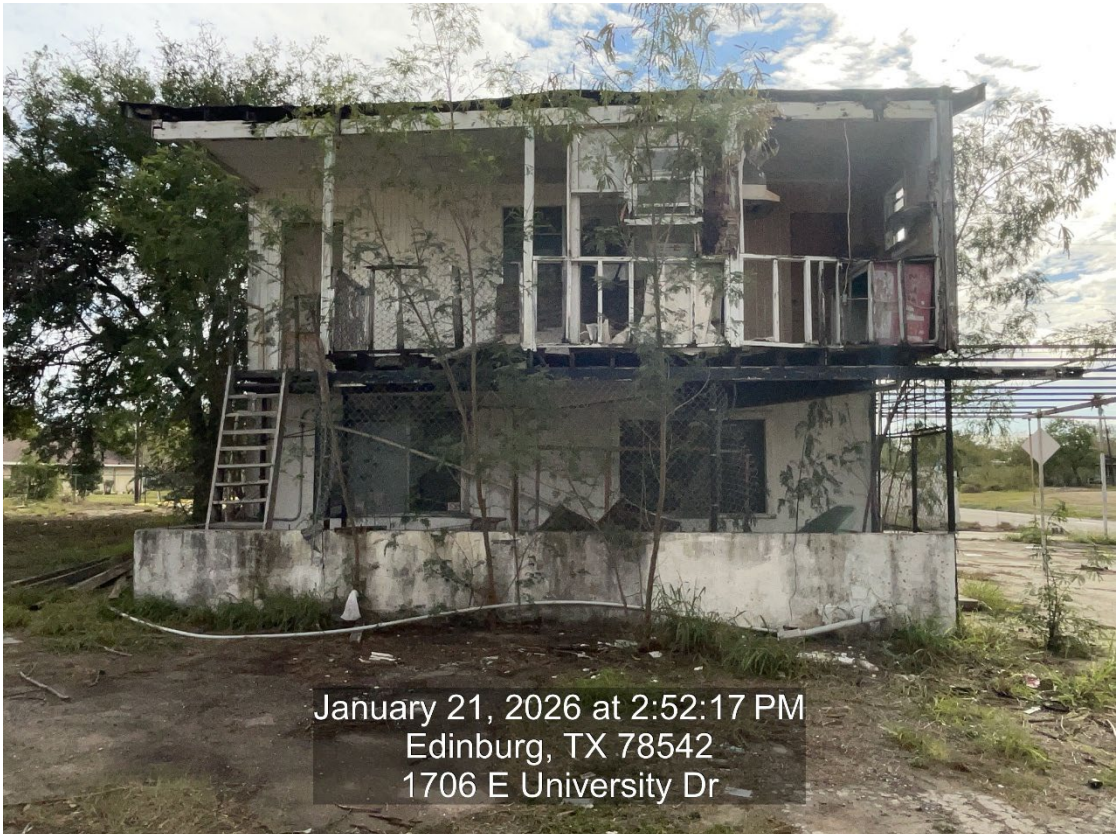
**EXHIBIT B – EXTERIOR
CONDITION PHOTOGRAPHS**



January 21, 2026 at 2:51:56 PM
Edinburg, TX 78542
1706 E University Dr



January 21, 2026 at 2:51:34 PM
Edinburg, TX 78542
1706 E University Dr



Second-Story patio in severe deterioration



January 21, 2026 at 2:58:08 PM
Edinburg, TX 78542
1706 E University Dr

Second-Story patio sagging



January 21, 2026 at 2:58:29 PM
Edinburg, TX 78542
1706 E University Dr

Open windows & unsecured access



January 21, 2026 at 2:53:30 PM
Edinburg, TX 78542
1706 E University Dr

Second-Story patio sagging



January 21, 2026 at 2:57:59 PM
Edinburg, TX 78542
1706 E University Dr

Stairway deterioration observed



January 21, 2026 at 2:58:40 PM
Edinburg, TX 78542
1706 E University Dr

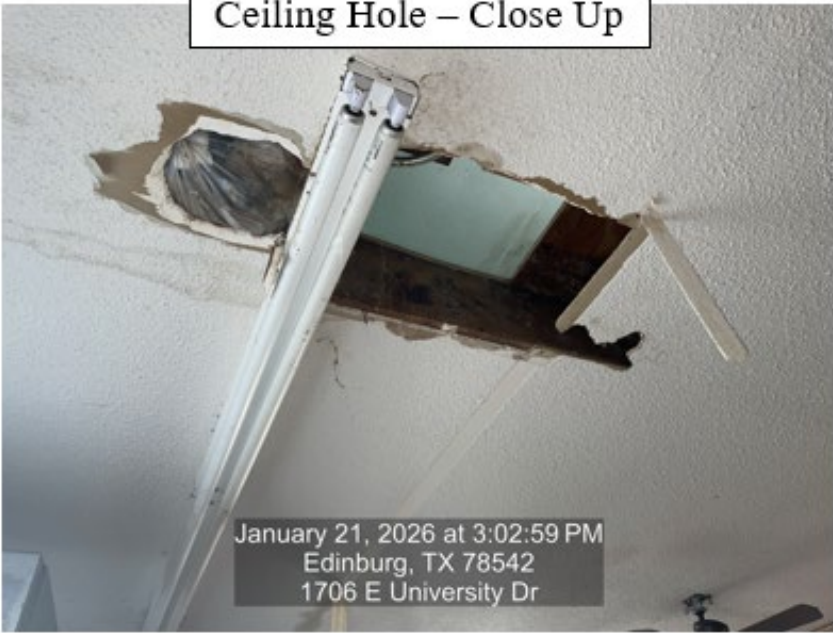
Separation of Masonry



January 21, 2026 at 3:01:43 PM
Edinburg, TX 78542
1706 E University Dr

**EXHIBIT C – INTERIOR
CONDITION PHOTOGRAPHS**

Ceiling Hole – Close Up



January 21, 2026 at 3:02:59 PM
Edinburg, TX 78542
1706 E University Dr

Unsanitary Accumulation



January 21, 2026 at 3:03:16 PM
Edinburg, TX 78542
1706 E University Dr

Ceiling Hole



January 21, 2026 at 3:02:48 PM
Edinburg, TX 78542
1706 E University Dr

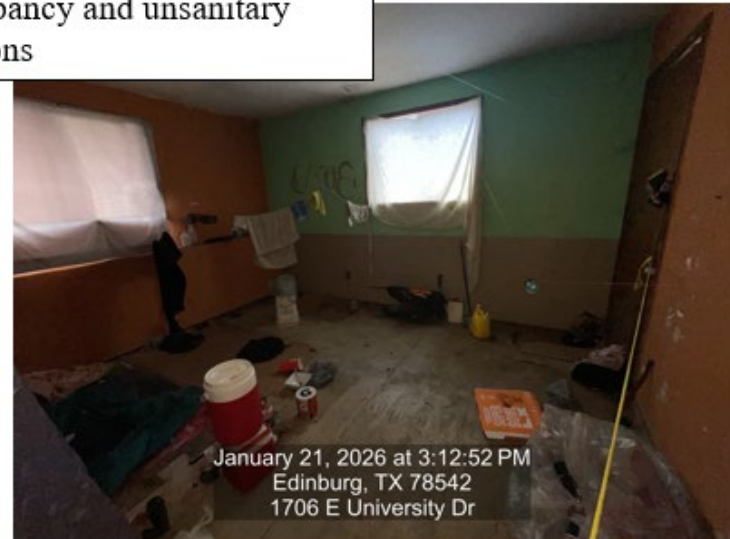
Unsanitary Accumulation



Floor Hole- Imminent Falling Hazard



Evidence of vagrant occupancy and unsanitary conditions



Sagging Ceiling



Deteriorated Patio Flooring



**EXHIBIT D – NOTICE
DOCUMENTATION**

First Notice Letter



DEPARTMENT OF HEALTH & CODE

To: Owner(s), Occupant(s), Lienholder(s), Mortgagee(s), and All Other Persons Having an Interest in the Property

Property Address: 1706 E University Dr, Edinburg, TX

Legal Description / Parcel Number: VICTORY LOT 1/#350878

Subject: First Notice of Dangerous Building Conditions (*Sec. 151.015 - Dangerous Buildings*)

The City of Edinburg, through the Department of Health, Code & Animal Care Services, conducted an inspection of the property referenced above on January 21, 2026. Based on observed conditions, the structure was determined to be a dangerous building as defined in Sec. 151.015 of the City of Edinburg Code of Ordinances.

The Building Official has reviewed the inspection findings and has determined that the Concrete Masonry Unit (CMU) portion of the structure is structurally sound and qualifies for repair or alteration under an approved building permit. However, other portions of the structure were observed to contain deteriorated, unstable, and hazardous conditions requiring corrective action. Therefore, the structure is considered a dangerous building under the provisions of Sec. 151.015.

Observed Dangerous Conditions

Based on the inspection, the following conditions were observed and are cited as meeting one or more of the criteria set forth in Sec. 151.015 – Dangerous Buildings:

1. **Structural Instability (151.015(1))** – Leaning garage door; deteriorated framing; wall separation; unstable stairway to second story.
2. **Damage/Deterioration (151.015(2))** – Deteriorated panels and windows; unsecured openings; deteriorated balcony and ceiling materials.
3. **Load/Strength (151.015(3))** – Upper balcony floor weak; top floor has a hole in the floor; ceiling on bottom floor partially missing; stairway to second-story entrance presents imminent risk of collapse.
4. **Dilapidation/Decay/Unsanitary Conditions (151.015(5))** – Debris and refuse; evidence of unauthorized occupancy; unsafe flooring.
5. **Egress/Fire Escapes (151.015(7))** – Front and second-story doors unsecured; stairway and balcony compromised; exit routes are unsafe.
6. **General Unsafe/Unsanitary Conditions (151.015(9))** – Unsafe stairway, balcony, roof, and ceilings; unsanitary conditions due to debris and unauthorized occupancy; risk of injury or collapse throughout structure.



First Notice Letter (cont.)



Required Corrective Actions:

Pursuant to Sec. 151.017(A) and 151.019 of the City of Edinburg Code of Ordinances, the structure is declared a dangerous building and must be vacated and repaired to abate the dangerous conditions described above.

The owner, occupant, or any person with an interest in the property is hereby notified of the following requirements:

- The owner or person responsible for the property shall vacate and repair, or vacate and demolish the structure in compliance with all applicable codes and ordinances. All repairs must be performed under valid permits and subject to approval by the Building Official.
- Any occupant or lessee of the structure shall vacate the premises, or may, at their own risk, have the building repaired in accordance with this notice and remain in possession.
- Any mortgagee, lienholder, or other interested party may, at their own risk, repair, vacate, or demolish the structure, or cause such work to be performed, to comply with this notice.

Compliance Deadline:

All corrective action must be completed no later than March 22, 2026, unless extended in writing by the Director of Health, Code & Animal Care Services.

Additional Information:

All work must comply with applicable building codes, permitting requirements, and City ordinances. No work shall be performed without the required permits.

You may request a reinspection or submit a written request for an extension to the Director of Health, Code & Animal Care Services prior to the compliance deadline.

Failure to comply with this notice may result in the City initiating proceedings before the Building Board of Adjustments and Appeals to declare the structure a public nuisance and to seek authorization to secure, vacate, repair, or demolish the structure, with all associated costs assessed as a lien against the property.

This notice is issued to inform you of the conditions observed and to provide due process prior to further enforcement action. If you have any questions regarding this notice or the required actions, please contact the City of Edinburg Health & Code Department at 956-388-1838.

Sincerely,

Ignacio G. Saavedra Jr. R.S.
Director of Health, Code & Animal Care Services



Inherently Dangerous Posting

HEALTH, CODE AND ANIMAL CARE SERVICES
(956) 388- 1838
415 W. UNIVERSITY DR.

WARNING

THIS BUILDING HAS BEEN FOUND TO BE A DANGEROUS BUILDING BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF EDINBURG. THIS NOTICE IS TO REMAIN ON THIS BUILDING UNTIL IT IS REPAIRED, VACATED AND REPAIRED, OR VACATED AND DEMOLISHED IN ACCORDANCE WITH THE NOTICE WHICH HAS BEEN GIVEN TO THE OWNER, OCCUPANT, LESSEE, MORTGAGEE, OR AGENT OF THIS BUILDING, AND ALL OTHER PERSONS HAVING AN INTEREST IN SUCH BUILDING AS SHOWN BY THE DEED RECORDS OF THE COUNTY CLERK OF THE COUNTY OF HIDALGO. IT IS UNLAWFUL TO REMOVE THIS NOTICE UNTIL SUCH NOTICE IS COMPLIED WITH.

Ignacio Saavedra

Ignacio G. Saavedra Jr. R.S.
Director of Health, Code & Animal Care Services



DATE: _____

PHONE#: _____

CODE OFFICER: _____

Hearing Notice Letter



**DEPARTMENT OF HEALTH & CODE
IMPORTANT- OFFICAL NOTICE OF PUBLIC HEARING (DANGEROUS BUILDING)**

To: Owner(s), Occupant(s), Lienholder(s), Mortgagee(s), and All Other Persons Having an Interest in the Property
Property Address: 1706 E University Dr, Edinburg, TX
Legal Description / Parcel Number: VICTORY LOT 1/#350878

Subject: Notice of Public Hearing – Dangerous Building (Sec. 151.015 - Dangerous Buildings)

The City of Edinburg, through the Department of Health, Code & Animal Care Services, conducted an inspection of the property referenced above on January 21, 2026. Based on observed conditions, the structure was determined to be a dangerous building as defined in Sec. 151.015 of the City of Edinburg Code of Ordinances.

The Building Official has reviewed the inspection findings and has determined that the Concrete Masonry Unit (CMU) portion of the structure is structurally sound and qualifies for repair or alteration under an approved building permit. However, other portions of the structure were observed to contain deteriorated, unstable, and hazardous conditions requiring corrective action. A notice was issued requiring the structure to be vacated and repaired; however, as of the compliance deadline of March 22, 2026, the required corrective actions have not been completed.

PUBLIC HEARING NOTICE

A public hearing will be held before the Building Board of Adjustments and Appeals. The City of Edinburg will seek an order requiring the building to be vacated and/or requiring the building to be repaired or demolished upon a finding that the building is dangerous and that it constitutes a hazard to the health, safety, or welfare of its occupants or citizens of the City. All persons having an interest in the property may appear in person or be represented by an attorney and may present testimony and may cross-examine all witnesses.

Failure to appear at the hearing may result in the Board issuing an order in your absence.

Hearing Details:

Date: 4/16/2026

Time: 2:00 P.M.

Location: City of Edinburg Council Chambers – 415 W University Dr. Edinburg, Texas 78539



Hearing Notice Letter (cont.)



Observed Dangerous Conditions

Based on the inspection, the following conditions were observed and are cited as meeting one or more of the criteria set forth in Sec. 151.015 – Dangerous Buildings:

1. **Structural Instability (151.015(1))** – Leaning garage door; deteriorated framing; wall separation; unstable stairway to second story.
2. **Damage/Deterioration (151.015(2))** – Deteriorated panels and windows; unsecured openings; deteriorated balcony and ceiling materials.
3. **Load/Strength (151.015(3))** – Upper balcony floor weak; top floor has a hole in the floor; ceiling on bottom floor partially missing; stairway to second-story entrance presents imminent risk of collapse.
4. **Dilapidation/Decay/Unsanitary Conditions (151.015(5))** – Debris and refuse; evidence of unauthorized occupancy; unsafe flooring.
5. **Egress/Fire Escapes (151.015(7))** – Front and second-story doors unsecured; stairway and balcony compromised; exit routes are unsafe.
6. **General Unsafe/Unsanitary Conditions (151.015(9))** – Unsafe stairway, balcony, roof, and ceilings; unsanitary conditions due to debris and unauthorized occupancy; risk of injury or collapse throughout structure.

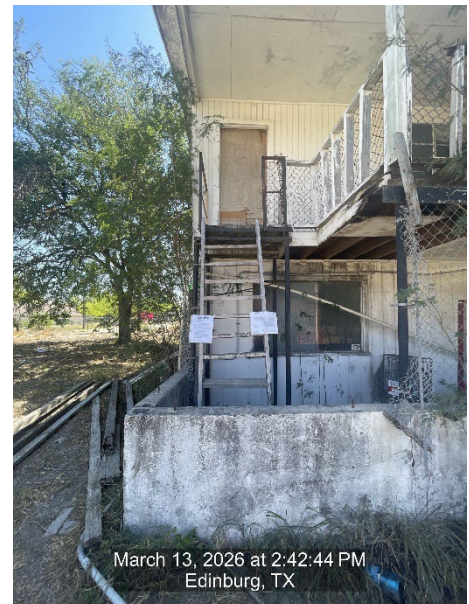
Failure to comply with any order issued by the Building Board of Adjustments and Appeals will result in the City performing the required work, including vacating, securing, repairing, or demolishing the structure, and assessing all associated costs as a lien against the property in accordance with Sec. 151.020(E) of the City of Edinburg Code of Ordinances and Texas Local Government Code Chapter 214.001(m) and (n).

This notice is issued to provide due process prior to further enforcement action. If you have questions, please contact the City of Edinburg Health and Code Department at 956-388-1838.

Sincerely,
Ignacio G. Saavedra Jr., R.S.
Director of Health, Code & Animal Care Services



Posting of First Letter Notice & Inherently Dangerous Building Placard 3/13/2026



Posting of Hearing Letter 4/1/2026



**EXHIBIT E – SUPPORTING
RECORDS & DOCUMENTATION**



CODE CASE DETAILED REPORT BLD-2026-19253 FOR THE CITY OF EDINBURG

Case Type: Unsafe Buildings **Project:** **Opened Date:** 01/29/2026
Status: In Progress **District:** Edinburg **Closed Date:** NOT CLOSED
Assigned To: Michael Izaguirre **Description:** A two-story commercial structure, currently abandoned and unsecured (Dangerous Structure)

Address: 1706 E University Dr Edinburg, TX	Main
--	------

Owner
Rkrd Reh Llc
1455 Highway 6 South Ste A
Sugar Land, TX 77478

CODE CASE DETAILED REPORT (BLD-2026-19253)

Note

Created By

Date and Time Created

Michael Izaguirre

1/21/2026 3:06 pm

1. During a routine neighborhood inspection on January 21, 2026, I observed the above-referenced property, a two-story commercial structure, to be abandoned and unsecured. There were no posted "No Trespassing" or "Do Not Enter" signs, no fencing or barriers restricting access, and multiple points of entry were open, including an unsecured front door and open windows on both levels of the structure.

The exterior of the building exhibited visible deterioration and structural distress, including cracking of exterior walls, deteriorated balcony and stairway components, and unsecured building elements. These conditions indicated the structure posed a potential danger to the public, particularly due to its location along a public roadway and the ease of unauthorized access.

Given the visible unsafe conditions, unsecured access, and risk to public safety, I entered the property to conduct an inspection to document observed dangerous conditions in accordance with Sec. 151.015 and Sec. 151.019 of the City of Edinburg Code of Ordinances. Observations were limited to areas safely accessible and did not involve destructive testing or entry into areas presenting imminent collapse hazards.

During the inspection, evidence of structural instability, falling hazards, deteriorated stairways and balcony components, unsafe flooring, and conditions consistent with unauthorized/vagrant occupancy was observed, particularly within the second-story portion of the structure. These conditions presented a high risk of injury due to potential collapse, falling materials, and unsafe means of egress.

Photographs and written notes were taken to document the observed conditions and will be included in the official inspection report.

CODE CASE DETAILED REPORT (BLD-2026-19253)

2. During the inspection of the property, a two-story commercial structure, the following conditions were observed that meet the definition of a dangerous building under Sec. 151.015 of the City of Edinburg Code of Ordinances:

Michael Izaguirre

1/21/2026 3:11 pm

Structural Instability (151.015(1)) – Garage door bent at top corners and leaning inward; front door framing deteriorated; wall connecting garage to front room exhibits visible cracks and separations; moderate cracking observed on multiple exterior walls; stairway leading to the second-story entrance deteriorated, unstable, and likely to collapse.

Damage/Deterioration (151.015(2)) – Front panels and second-story windows deteriorated; several windows open or unsecured; north-side balcony railing completely deteriorated; ceiling beneath the balcony deteriorated with small sheets hanging and at risk of falling; stairway to second-story entrance extensively deteriorated.

Load/Strength (151.015(3)) – Stairway to second-story entrance structurally unsound and unable to safely support imposed loads; upper balcony floor weak and unsafe for foot traffic; hole observed in the second-story floor; ceiling on the bottom floor partially missing.

Fire/Wind/Other Damage (151.015(4)) – Not observed.

Dilapidation / Decay / Unsanitary Conditions (151.015(5)) – Rubbish, debris, and unsanitary items present on the bottom floor; evidence of unauthorized/vagrant occupancy including clothing, blankets, and hygiene items; collapsed or missing ceiling portions; deteriorated stairway and unsafe flooring and balcony conditions.

Light / Air / Sanitation (151.015(6)) – Some windows broken or missing, allowing light and air but compromising security; plumbing and sanitation facilities unknown and likely absent or inadequate.

Egress / Fire Escapes (151.015(7)) – Front and second-story doors open and unsecured; stairway leading to second-story entrance unsafe for use; balcony railing missing or deteriorated, compromising exit routes.

Falling Parts Hazard (151.015(8)) – Ceiling sheets on the bottom floor partially hanging and likely to fall; deteriorated balcony and roof elements pose a falling hazard.

General Unsafe / Unsanitary Conditions (151.015(9)) – Structure unsafe for occupancy due to deteriorated stairway, balcony, roof, ceilings, and flooring; unsanitary conditions associated with debris and unauthorized occupancy; risk of injury due to falls, collapse, or falling materials.

Photographs were taken to document each condition. Notes and observations are factual and made for the purpose of assessing compliance with Sec. 151.015 and Sec. 151.019 of the City of Edinburg Code of Ordinances.

3. Fire Department Reported Added to Case 1/29/2026: * 9 Failed Codes

Michael Izaguirre

1/29/2026 2:06 pm

CODE CASE DETAILED REPORT (BLD-2026-19253)

4. Interagency Coordination/ Pre-Notice Determination

Michael Izaguirre

2/10/2026 2:03 pm

Following the inspection conducted on January 21, 2026, and prior to issuance of the First Written Notice, additional due diligence and interdepartmental coordination were conducted to further evaluate the condition of the structure and determine appropriate corrective action.

Interagency Coordination:

The Fire Department was requested to review available records and assess any fire hazards, prior incidents, or safety concerns associated with the structure.

The Police Department was requested to review records and provide any relevant information regarding prior calls for service, safety concerns, or related incidents at the property.

Reports from both departments are pending and will be incorporated into the case file upon receipt.

Building Official Consultation:

On January 23, 2026, a meeting was held with the Building Official to review inspection findings and discuss potential corrective actions. Based on initial observations, the structure was evaluated as containing hazardous conditions.

On February 10, 2026, following further review of the Code Enforcement Officer's report, the Building Official issued a determination that the Concrete Masonry Unit (CMU) portion of the structure is structurally sound and qualifies for repair or alteration under an approved building permit. However, other portions of the structure remain deteriorated, unstable, and hazardous, and continue to meet the criteria of a dangerous building under Sec. 151.015 of the City of Edinburg Code of Ordinances.

The Building Official recommended proceeding with the standard dangerous building process and coordinating with the Director of Health, Code & Animal Care Services regarding proper notice and compliance options available to the property owner.

Occupancy Status:

The structure was observed to be unoccupied at the time of inspection.

No occupants or lessees were identified.

No active occupancy was confirmed.

Next Steps:

Await Fire Department and Police Department reports.

Complete identification of owner and all interested parties through available records.

Issue First Written Notice requiring the structure to be vacated and repaired or demolished in accordance with applicable code requirements and the Building Official's determination.

This internal note documents the basis for corrective action determination, interagency coordination, and the decision to proceed under the standard dangerous building enforcement process prior to issuance of formal notice.

CODE CASE DETAILED REPORT (BLD-2026-19253)

5. Identification of Interested Parties

Michael Izaguirre

2/27/2026 2:09 pm

Property Address: 1706 E University Dr, Edinburg, Texas

Following inspection of the above-referenced property and identification of dangerous building conditions, a diligent search was conducted to identify all parties with a potential legal interest in the property for notice purposes under applicable City ordinances and Texas law.

OWNER OF RECORD

RKRD REH, LLC

Associated Mailing Addresses:

1455 Highway 6 South, Ste A, Sugar Land, TX 77478 (HCAD)

1455 Highway 6, Sugar Land, TX 77478-5079 (Public Records / LexisNexis)

1455 Highway 6, Sugar Land, TX 77478-5128 (Public Records / LexisNexis)

1706 E University Dr, Edinburg, TX 78542-3820 (Associated Property Address)

Source: Hidalgo County Appraisal District (HCAD), Public Records Search

REGISTERED AGENT

Khumbatta K. Kershaw

Associated Addresses:

1455 Highway 6, Ste A, Sugar Land, TX 77478-5079

1455 Highway 6, Sugar Land, TX 77478-5128

16 Massey Row, Sugar Land, TX 77479-2538

9714 Deverell Drive, Sugar Land, TX 77498-5110

8951 Braesmont Dr, Houston, TX 77096-2400

Source: Public Records Search (LexisNexis), Secretary of State Records

DEBTOR / BUSINESS ENTITY

RKR Restaurants, LLC

Associated Address:

1455 Highway 6, Ste A, Sugar Land, TX 77478-5079

Source: Public Records Search (LexisNexis)

SECURED PARTY / LIENHOLDER

Independent Bank

Associated Addresses:

750 Bering Dr, Ste 100, Houston, TX 77057-2277

760 Bering Dr, Ste 100, Houston, TX 77057-2104

Source: Public Records Search (LexisNexis)

OTHER POTENTIAL INTEREST HOLDERS

Occupant: None observed at time of inspection

Lessee: Unknown

Agent: Not identified

Other lienholders or interest holders: None identified through available records

DILIGENT SEARCH STATEMENT

A diligent search was conducted to identify all persons and entities with a potential legal interest in the property. The search included review of Hidalgo County Appraisal District (HCAD) records, Secretary of State records, public records databases (LexisNexis), and available property and business records.

All parties reasonably identifiable through these sources have been included above. This information is provided for notice and due process purposes. Additional notice methods, including posting on the property, may be utilized as required by ordinance or law.

CODE CASE DETAILED REPORT (BLD-2026-19253)

6. NOTICE MAILING / SERVICE OF PROCESS

Michael Izaguirre

3/13/2026 2:12 pm

The First Notice of Dangerous Building Conditions, along with supporting documentation, was mailed to all identified interested parties listed in the Identification of Interested Parties section for the property located at 1706 E University Dr, Edinburg, Texas. Each party was served via both certified mail and regular U.S. mail to all known associated addresses obtained through Hidalgo County Appraisal District (HCAD), Secretary of State records, and public records research (LexisNexis).

The mailings were sent prior to 2:00 PM on March 13, 2026. Each mailing included the official First Notice letter outlining the observed dangerous building conditions, required corrective actions (repair and/or demolition as applicable), and compliance deadlines, along with photographs documenting the condition of the structure at the time of inspection.

Certified mail was utilized to establish proof of delivery, and regular U.S. mail was sent concurrently as supplemental notice to ensure maximum delivery and due process compliance. Certified mail receipts and tracking information have been retained in the case file.

All notices were prepared and mailed in accordance with applicable City of Edinburg ordinances and Texas Local Government Code Chapter 214 requirements governing notice for dangerous building enforcement proceedings.

7. On 03/13/2026, in the afternoon, the First Notice of Dangerous Building Conditions was also physically posted on the subject property. Copies of the notice were affixed to the two doors of the structure (North Side & West Side) and additionally posted with stakes on ground on the North & South sides of the property. All posted notices were secured and staked to the ground to ensure visibility and prevent removal. The postings were placed in a manner reasonably calculated to provide notice to occupants, interested parties, and the public. This posting was completed on the same date as mailing and is part of the City's due process notice procedure for dangerous building enforcement.

Michael Izaguirre

3/13/2026 2:12 pm

8. On 03/13/2026, in the afternoon, a Dangerous Building placard was posted on the subject property in accordance with Sec. 151.019(H)(1) of the City of Edinburg Code of Ordinances.

The required statutory notice text was displayed verbatim as follows:
 "THIS BUILDING HAS BEEN FOUND TO BE A DANGEROUS BUILDING... IT IS UNLAWFUL TO REMOVE THIS NOTICE UNTIL SUCH NOTICE IS COMPLIED WITH-
 The placard was affixed to the two doors of the structure and additionally posted on the North and West sides of the property. All exterior postings were staked securely into the ground to ensure visibility and prevent removal. This posting was completed on the same date and during the afternoon as the mailing and property notice postings, as part of the City's required due process and enforcement procedures for dangerous building cases

Michael Izaguirre

3/13/2026 2:14 pm

9. No formal request for an extension was received following the initial notice. Therefore, no extension was granted, and the case is proceeding to the hearing notice stage.

Michael Izaguirre

3/24/2026 11:12 am

10. On April 1, 2026, at approximately 8:30 AM, both certified and regular mail were sent to all interested parties. Each envelope contained the hearing notice only. On April 1, 2026, at approximately 9:30 AM, the hearing notice was posted at the property located at 1706 E University Dr. The notice was affixed to the front door of the building on the west side of the property and on the stairway leading to the second story on the north side of the property. Additionally, stake notices were placed in the ground on both the west and north sides of the property.

Michael Izaguirre

4/1/2026 11:46 am

Violation Code: Sec. 151.015

Violation Status: In Violation

Citation Issue Date: 01/29/2026

Code Description: Dangerous Buildings

Compliance Date:

Resolved Date:

Dangerous Buildings (151.015) Field Inspection Checklist

Property Information

Property Address: 1706 E University DR, Edinburg, TX

Legal Description VICTORY LOT 1

Parcel No.: 350878

Date of Inspection: 11/21/2026 Time: 2:51 P.M.

Inspector Name: Michael Izaguirre

Type of Inspection: Complaint Referral Routine Post-Disaster Other: _____

Occupancy Observed: Occupied Vacant Abandoned Unknown

Structural Instability: Vertical Structural Members (walls, columns, beams)

Buildings where interior walls or other vertical structural members list, lean, or buckle to an extent that, in the opinion of the Building Official, they present a danger of collapse or a threat to public health, safety, or welfare, as defined in Sec. 151.015(1).

Condition	Observed	Present	Severity	Notes	Photo Ref
Interior walls lean/list/buckle	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Exterior walls lean/list/buckle	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Columns/load-bearing members compromised	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Visible cracks or separations	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm	Moderate cracks	
Partial or full collapse	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Risk of imminent collapse	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		

Inspector Notes:

- Garage door bent at top corners, leaning inward
- Front door framing deteriorated; wall connecting garage to front room has visible cracks/separations
- Moderate cracks on multiple exterior walls

Damage/Deterioration

Buildings that, excluding the foundation, exhibit 33% or more deterioration of supporting structural members or 50% or more deterioration of non-supporting exterior or enclosing walls or coverings, as defined in Sec. 151.015(2).

Condition	Observed	Present	Severity	Notes	Photo Ref
Joists, beams, rafters damaged	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Structural frame deteriorated	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Load-bearing walls compromised	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input checked="" type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Exterior walls/siding damaged	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Windows/doors missing or deteriorated	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm	Missing Windows	
Roof sheathing/covering damaged	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input checked="" type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		

- Inspector Notes:
- ° Front panels and 2-story windows deteriorated; some windows open and unsecured
 - ° North side balcony railing completely deteriorated
 - ° Ceiling of the bottom floor underneath balcony is deteriorated; small sheets hanging, likely to fall
 - ° Stairway to second-story entrance deteriorated, unstable, likely to collapse

Load/Strength

Buildings with improperly distributed or overloaded floors, roofs, or ceiling members, or structures that lack sufficient strength to be reasonably safe for their intended use, as defined in Sec. 151.015 (3).

Condition	Observed	Present	Severity	Notes	Photo Ref
Floors overloaded or sagging	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input checked="" type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Roof overloaded or sagging	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Ceiling or framing insufficient	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input checked="" type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Improperly distributed loads	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input checked="" type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		

Inspector Notes:

- ° Stairway to second-story entrance structurally unsound; risk of collapse
- ° Upper balcony floor weak to walk on; top floor has a hole in the floor
- ° Ceilings on bottom floor partially missing

Fire/Wind/Other Damage

Buildings that have been damaged by fire, wind, or other events to the point that they pose a danger to life, safety, or the general health and welfare of occupants or the public, as defined in Sec. 151.015(4).

Condition	Observed	Present	Severity	Notes	Photo Ref
Fire damage (structural, walls, roof)	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Wind/storm damage (roofs, walls, framing)	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm	Roof Deterioration	
Other damage compromising life safety	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		

Inspector Notes:

• N/A

Dilapidation/Decay/Unsanitary Conditions

Buildings that are dilapidated, decayed, unsafe, unsanitary, or lacking essential living amenities, making them unfit for occupancy or likely to cause sickness, disease, or harm to the health, morals, safety, or general welfare of occupants, as defined in Sec. 151.015(5).

Condition	Observed	Present	Severity	Notes	Photo Ref
Rot/decay (wood, framing)	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm	Rot	
Missing or unsafe flooring/stairs	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm	unsafe stairs	
Collapsed/missing walls/ceilings	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Unsanitary conditions/refuse/debris	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Evidence of pest infestation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Conditions likely to cause sickness/disease	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		

Inspector Notes:

- Rubbish, debris, and unsanitary items on bottom floor
- Evidence of vagrant/homeless occupancy: clothing, blankets, hygiene items
- Collapsed/missing portions of ceiling; deteriorated stairway
- Unsafe flooring and balcony conditions

Light/Air/Sanitation

Buildings with insufficient lighting, ventilation, or sanitation facilities that fail to protect the health, morals, safety, or general welfare of current or potential occupants, as defined in Sec. 151.015(6).

Condition	Observed	Present	Severity	Notes	Photo Ref
Natural light inadequate	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Artificial light inadequate	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input checked="" type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Ventilation/air circulation inadequate	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Plumbing/toilet facilities inadequate	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Water supply unsafe or absent	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm	No water	

Inspector Notes:

- Some windows missing or broken, allowing light/air but Compromising Security
- Plumbing and sanitation facilities unknown; likely absent or inadequate

Egress/Fire Escapes

Buildings with insufficient stairways, elevators, fire escapes, or other exit routes, or otherwise lacking adequate facilities for safe egress in case of fire or panic, as defined in Sec. 151.015(7).

Condition	Observed	Present	Severity	Notes	Photo Ref
Exit doors blocked or missing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input checked="" type="checkbox"/> Imm	Blocked	
Stairways insufficient/unsafe	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input checked="" type="checkbox"/> Imm	Deteriorated	
Elevators unsafe or non-functional	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm	N/A	
Fire escapes missing/unsafe/blocked	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input checked="" type="checkbox"/> Imm	unsafe	

Inspector Notes:

- Front and second-story doors open/unsecured
- Stairway leading to second-story entrance deteriorated, unsafe
- Balcony railing missing/deteriorated; exits routes compromised

Falling Parts Hazard

Buildings with components or attachments that are at risk of falling, potentially injuring the public or damaging property, as defined in Sec. 151.015(8).

Condition	Observed	Present	Severity	Notes	Photo Ref
Loose roof elements	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Falling walls/siding	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input checked="" type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Other falling objects	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input checked="" type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm	ceiling sheets	

Inspector Notes:

° Ceiling sheets on bottom floor slightly hanging, likely to fall

General Unsafe/Unsanitary Conditions

Buildings that, due to their overall condition, are unsafe, unsanitary, or pose a danger to the health, safety, or general welfare of the public, as defined in Sec. 151.015(9).

Condition	Observed	Present	Severity	Notes	Photo Ref
Unsafe structure for occupancy	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		
Unsanitary conditions	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input checked="" type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Hazard to health, safety, or welfare	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input checked="" type="checkbox"/> Sev <input type="checkbox"/> Imm		

Inspector Notes:

- ° Unsafe structure for occupancy: deteriorated stairway, balcony, roof, ceilings
- ° Unsanitary conditions due to debris, vagrant occupancy
- ° Hazard to health and safety: risk of falls, collapse, or injury from deteriorated elements

Building Code/Ordinance Violations

Buildings that exist in violation of this subchapter, the Standard Building Code, or other city ordinances, as defined in Sec. 151.015(10).

Condition	Observed	Present	Severity	Notes	Photo Ref
Violates City Subchapter	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Violates Standard Building Code	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		
Violates other ordinances	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/> Min <input type="checkbox"/> Mod <input type="checkbox"/> Sev <input type="checkbox"/> Imm		

Inspector Notes:

- ° Other ordinance violations possible due to occupancy and safety hazards

Immediate Safety/Risk Priority

Risk Level (circle one): Low / Medium / **High** / Immediate Threat

- Unsafe for entry — occupants must vacate
- Unsafe for public — post warning / barricade

Observations / Notes:

- ° The building is structurally compromised; stairways, ceilings, and balconies are unsafe
- ° Multiple points of entry are unsecured, allowing unauthorized access
- ° Ceiling sheets, balcony railings, and roof elements pose imminent falling hazards
- ° Evidence of vagrant occupancy increases risk of injury and exposure to unsanitary conditions

Inspector Certification

I certify that all observations recorded above are factual, based on conditions observed at the time of inspection, and are not legal conclusions.

Inspector Signature: Mel Byer Date: 11/21/2026



Edinburg Fire Department Inspection Report

BLDG 1706 E University Dr - 1706 E University DR, Edinburg TX 78542-3820

212 W. McIntyre, P O Box 1079

INSPECTION DETAILS

Inspection Date 01/23/2026	Inspection Type Fire Code Investigation	Inspection Number 17295		
Lead Inspector JASON PEREZ	Shift N/A	Station N/A	Unit N/A	
Other Inspectors N/A				

SUMMARY OF INSPECTION

✔ 0 Passed codes |
 ✘ 9 Failed codes |
 ⊘ 16 N/A codes

NEXT STEPS

Please direct questions about your inspection to:
JASON PEREZ
 jperez@cityofedinburg.com, (956) 383-7691

Reinspection Date

SIGNATURES

Contact signature



Cpt. Bryan Medina

01/23/2026

Inspector signature














JASON PEREZ

01/23/2026

CHECKLISTS

General Fire Inspection Short List

Status	Code	Description
N/A 	001 - Fire Department Access	
N/A 	002 - Fire Hydrant(s)	
N/A 	003 - Knox Box System(s)	
N/A 	004 - Property Identification (Address)	
N/A 	005 - Permit(s)	
N/A 	006 - Fire Alarm System	
N/A 	007 - Fire Sprinkler System(s)	
N/A 	008 - Fire Protection System(s) - Other	
N/A 	009 - Commercial Kitchen Systems and Equipment	
N/A 	010 - Fire Extinguisher(s)	
N/A 	011 - Exit(s) and Means of Egress	

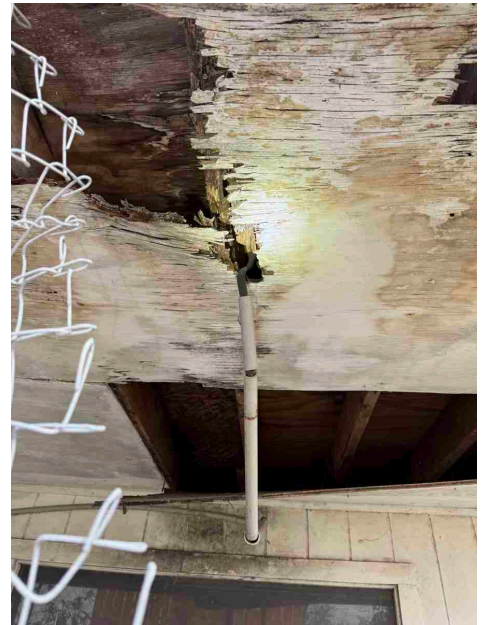
Fail



012 - Structural - Building Systems

Location: exterior patio ceiling

Comments: missing ceiling in assorted areas present significant collapse hazard in the event of a fire



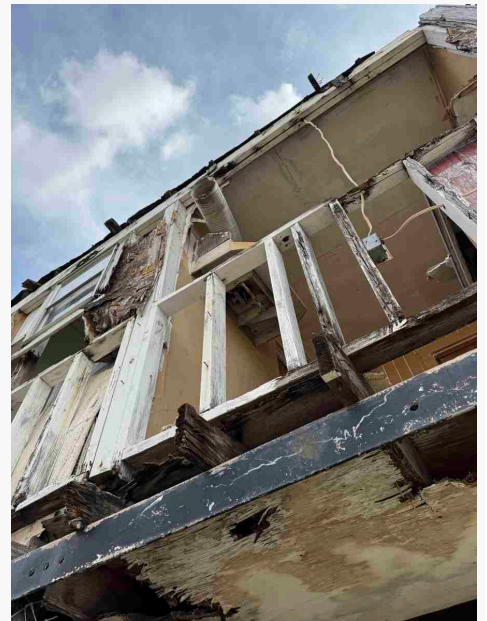
Fail



012 - Structural - Building Systems

Location: second story wall on North side

Comments: missing wall on 2nd story presenting significant fall hazard



N/A



013 - Mechanical - Building Systems

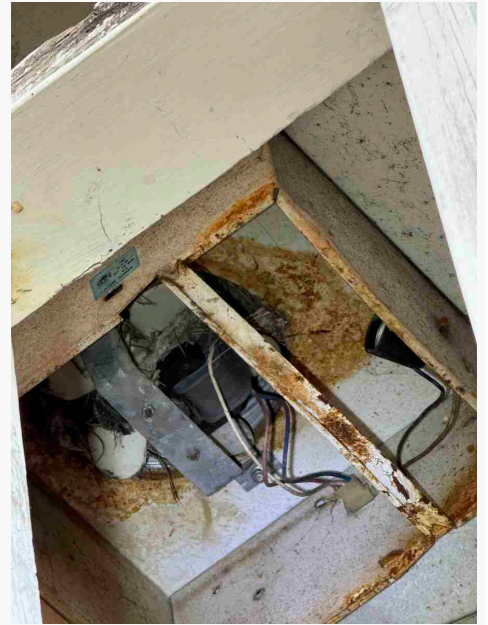
Fail



014 - Electrical - Building Systems

Location: second story kitchen appliance

Comments: exposed wires



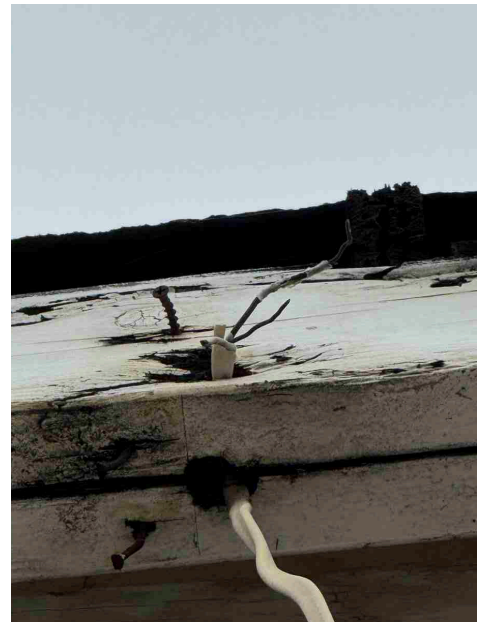
Fail



014 - Electrical - Building Systems

Location: eve of roof

Comments: exposed wires not in conduit or secured



Fail



014 - Electrical - Building Systems

Location: interior of patio ceiling

Comments: wires not in conduit



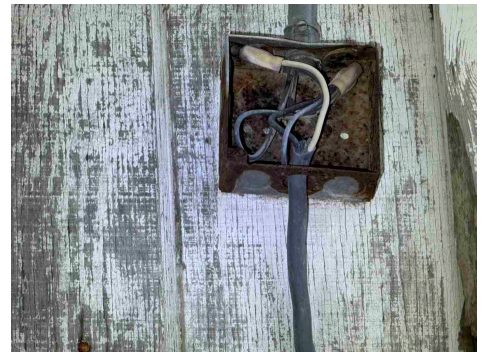
Fail



014 - Electrical - Building Systems

Location: junction box on side of building

Comments: missing junction box plate, exposed wires



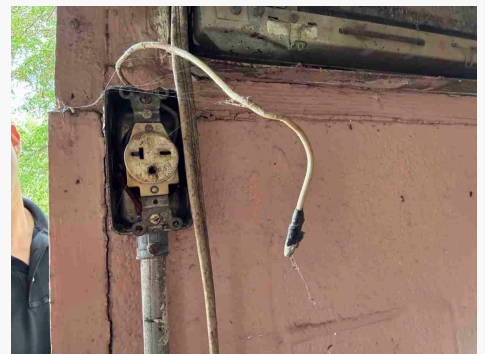
Fail



014 - Electrical - Building Systems

Location: interior by window

Comments: exposed wire, missing receptacle cover



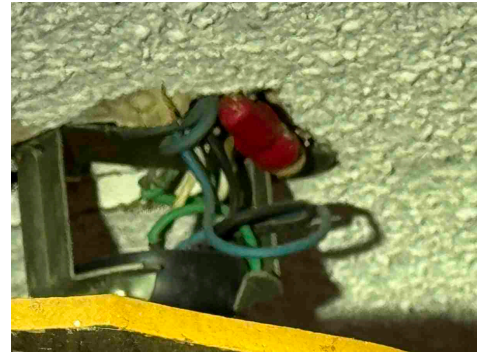
Fail



014 - Electrical - Building Systems

Location: bedroom ceiling fan mount

Comments: exposed wires



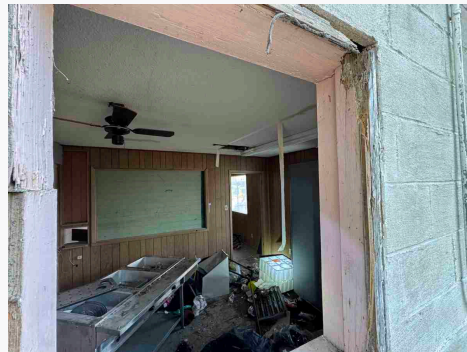
Fail



014 - Electrical - Building Systems

Location: interior space above ceiling in bedroom

Comments: junction box uncovered/exposed wires



N/A



015 - Plumbing - Building Systems

N/A



016 - Chemicals - Handling, Storage, and Use

N/A



017 - General Storage and Housekeeping

N/A



018 - Fire and Life Safety Code Compliance - Other



Statement of Fees

FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
<u>N/A</u>	<u></u>	<u></u>	<u></u>
Invoice Number	Check Number	Transaction Number	
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	

GENERAL INFO

ACCOUNT

Property ID: 350878
 Geographic ID: V3400-00-000-0001-00
 Type: R
 Zoning:
 Agent:
 Legal Description: VICTORY LOT 1

OWNER

Name: RKRD REH LLC
 Secondary Name:
 Mailing Address: 1455 HIGHWAY 6 SOUTH STE A SUGAR LAND TX 77478
 Owner ID: 1317773
 % Ownership: 100.000000
 Exemptions:

Property Use:

LOCATION

Address: 1706 E UNIVERSITY DR, EDINBURG TX

Market Area:
 Market Area CD:

Map ID: 3651094

Zoning:

PROTEST

Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

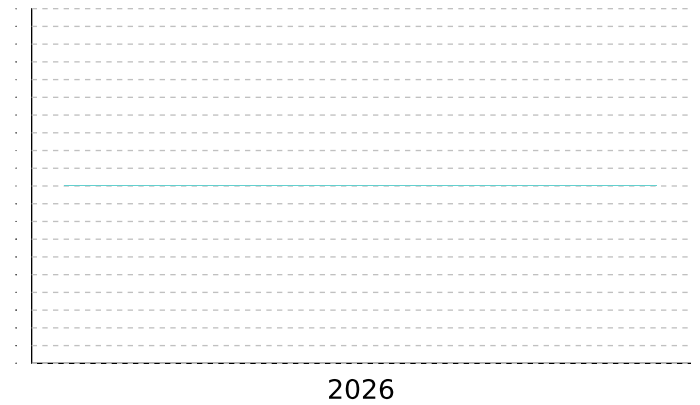
Land Homesite: N/A
 Land Non-Homesite: N/A
 Special Use Land Market: N/A
 Total Land: N/A

 Improvement Homesite: N/A
 Improvement Non-Homesite: N/A
 Total Improvement: N/A

 Market: N/A
 Special Use Exclusion (-): N/A
 Appraised: N/A
 Value Limitation Adjustment (-): N/A

 Net Appraised: N/A

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	N/A	N/A	N/A	N/A	N/A	N/A

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CEB	CITY OF EDINBURG	N/A	N/A	N/A
DR1	DRAINAGE DISTRICT #1	N/A	N/A	N/A
GHD	HIDALGO COUNTY	N/A	N/A	N/A
JCC	SOUTH TEXAS COLLEGE	N/A	N/A	N/A
SEB	EDINBURG ISD	N/A	N/A	N/A
SST	SOUTH TEXAS SCHOOL	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **COMMERCIAL** Improvement Value: **N/A** Main Area: **182**
 State Code: **F1** Description: **COMMERCIAL** Gross Building Area: **5,873**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
GAR	GARAGE	COFF		1	1978	1971	770
CPT	CARPORT	COFF		1	1978	1971	930
STG	STORAGE	COFF		1	1978	1971	434
OFF	OFFICE	COFF		1	1978	1971	182
STG	STORAGE	COFF		1	2010	2010	480
GAR	GARAGE	COFF		1	1978	1971	182
CASP-	ASPHALT LW	COFF		1	1971	1971	2,619
CAN	CANOPY	COFF		1	1978	1971	224
GAR	GARAGE	COFF		1	1978	1971	52

Improvement Features

OFF Plumbing: 1, Roof Covering: CmpS, Construction Style: COM, Roof Style: GAB, Ceiling: 10, Heating/Cooling: MINUS, Interior Finish: SRK, Exterior Wall: STU, Foundation: SLB, Flooring: CON

Improvement #2: **RESIDENTIAL** Improvement Value: **N/A** Main Area: **520**
 State Code: **A1** Description: Gross Building Area: **520**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA2	MAIN 2ND FL	SIDVL		1	1971	1971	520

Improvement Features

MA2 BATH: 2, Construction Style: RES, Custom: 0, Exterior Wall: DWD, Flooring: LIN, Foundation: SLB, Heating/Cooling: MINUS, Interior Finish: SRK, Number of Bedrooms: 2.00, Plumbing: 1, Roof Style: GAB

Improvement #3: **RESIDENTIAL** Improvement Value: **N/A** Main Area: **600**
 State Code: **A1** Description: Gross Building Area: **600**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	MRYLW		1	1951	0	600

Improvement Features

MA Plumbing: 2, Custom: 0, Roof Style: GAB, Number of Bedrooms: 2.00, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: CCBK, Foundation: SLB, Flooring: CON

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.4448	19,375	\$6.20	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/1/25	WD	WARRANTY DEED	SAVIO INVESTMENTS LLC	RKRD REH LLC				3662208

2400 Dallas Parkway, Suite 560
Plano, TX 75093
972-682-2700

File No.: OE-13231
Creation Date: February 20, 2026
Search Date: July 1, 2025 to February 8, 2026

PROPERTY INFORMATION:

Address: 1706 E UNIVERSITY DR, EDINBURG, TX

County: Hidalgo

Legal: Lot 1, being a replat of Lots 17- 22, Block 2, VICTORY SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, as per Instrument Number 3651094 of the Map Records, Hidalgo County, Texas.

Name Search is limited to: **RKRD REH, LLC, a Texas limited liability company**

Based on a search of Public Records of the County Clerk of **Hidalgo** County, Texas, the last instrument found purporting to convey title to the land described above was:

RKRD REH, LLC, a Texas limited liability company

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of **Hidalgo County, Texas**, and are affecting title to the property above described during the time frame as set out above:

VESTING INFORMATION:

Title vested by virtue of Warranty Deed, recorded in Document No. 3662208, Real Property Records of Hidalgo County, Texas.

LIENS:

Mowing Lien by City of Edinburg in the amount of \$130.00, dated March 26, 2019, filed April 15, 2019, recorded in Document No. 3004611, Real Property Records, Hidalgo County, Texas.

Mowing Lien by City of Edinburg in the amount of \$185.00, dated October 20, 2025, filed November 3, 2025, recorded in Document No. 3697432, Real Property Records, Hidalgo County, Texas.

Abstracts of Judgment, State Tax Liens and/or Federal Tax Liens From 20 Years Prior to the End Date Listed Above.

None

RESTRICTIONS:

None

EASEMENTS:

The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Instrument Number 3651094, Map or Plat

Records, Hidalgo County, Texas:

10 foot utility easement along the side property line(s).

25 foot utility easement along the front property line(s).

25 foot utility easement along the rear property line(s).

Subject to Urban Renewal Plan of the City of Edinburg, recorded in Volume 1332, Page 349 and Volume 1332, Page 414, Deed Records, Hidalgo County, Texas.

Subject property lies within the boundaries of Hidalgo County Drainage District No. 1.

Disclaimer

This report is issued in consideration of **\$350.00** paid by the benefited party named above and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein, by accepting this search, benefited party agrees that the said sum and no more shall constitute full measure of damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title herein above mentioned or the validity or the authority of those executing above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and /or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral estates affecting subject property, nor any documents creating and/or affecting said estates, nor any rights, privileges and immunities relating thereto.