

**NOTICE OF MEETING TO BE HELD BY THE
HISTORIC PRESERVATION COUNCIL
WEDNESDAY, AUGUST 26, 2026 - 12:00 PM
CITY HALL, 1300 HOUSTON AVENUE
COMMISSION CHAMBERS, 3RD FLOOR
MCALLEN, TEXAS 78501**

AGENDA

At any time during the course of this meeting, the Historic Preservation Council may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Historic Preservation Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Historic Preservation Council may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER -

1. Minutes

- a) Minutes for the meeting held on July 30, 2026

2. Public Hearing

- a) Request of Jesus Rivera on behalf of Almondine Properties, LLC, for a Certificate of Appropriateness for installation of two wall signs to the existing City Historic Landmark located at Lots 1-12, Block 58, McAllen Addition Subdivision, Hidalgo County, Texas; 710 South 16th Street (**CLM2026-0001**)

3. Adjournment

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the McAllen Historic Preservation Council is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the McAllen Historic Preservation Council on the 20th day of August, 2026 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.

Jessica Cavazos, Management Assistant

MINUTES FOR JULY 30,
2026 WILL BE UPLOADED
ON MONDAY.

Memo

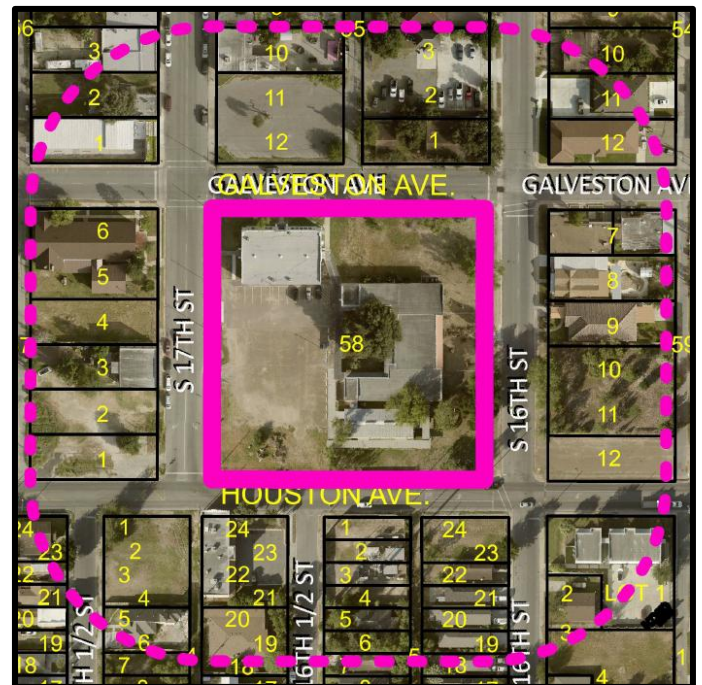
TO: Historic Preservation Council

FROM: Historic Preservation Officer

DATE: August 26, 2026

SUBJECT: REQUEST OF JESUS RIVERA ON BEHALF OF ALMONDINE PROPERTIES, LLC, FOR A CERTIFICATE OF APPROPRIATENESS FOR INSTALLATION OF TWO WALL SIGNS TO THE EXISTING CITY HISTORIC LANDMARK LOCATED AT LOTS 1-12, BLOCK 58, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 710 SOUTH 16TH STREET (CLM2026-0001)

BACKGROUND: The property is located along the west side of South 16th Street, between Galveston Avenue and Houston Avenue. The lot size is approximately 84,000 square feet. The property is currently zoned C-C DT (City Core Downtown-UDC) District. The style of architecture of the building is Mission Revival Style and contains Aztec ornamentation.



PROPOSAL: The applicant is proposing to install two illuminated wall signs on the front and rear building façades for an existing veterinary clinic, under the name of YMR Veterinary Concierge. The proposed signs include the logo of the business with YMR written on it and LED channel letters. The proposed color of the sign is black and white.

HISTORY: The property, also known as the Old Theodore Roosevelt Elementary School Building was designated as a City Landmark on June 8, 2009. The building was constructed in 1921 serving the residents of McAllen's Mexican Ward. A certificate of appropriateness for the subject property, for some architectural alterations, including painting, replacing windows, opening the front porch, and removing the existing canopy was approved on May 28, 2025, by the Historic Preservation Council.

The proposed signs had been mounted on the front and rear façades without an approved sign permit in May 2026. After a stop work order was issued for the subject property, the applicant submitted sign permit applications which were denied by the Planning Department due to the Historic Landmark Designation. The applicant removed the signs and applied for a certificate of appropriateness on July 16, 2026.

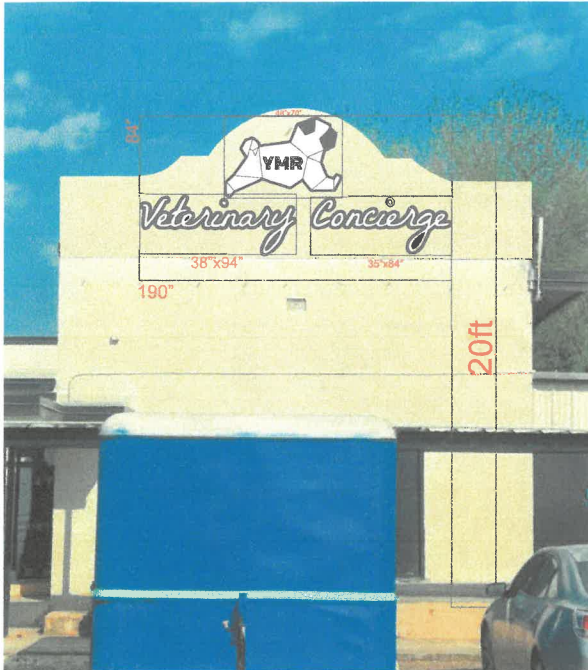
ANALYSIS: The applicant is proposing to install two illuminated wall signs on the front and rear building façades for the existing veterinary clinic. The design review process for the Certificate of Appropriateness is critical for a designated Historic Landmark to ensure the unique and defining characteristics of the building are maintained according to McAllen's design standards:

Signage – New signage should complement the existing original signage and should not overshadow the built environment. The addition of signage should never cause physical, irreparable damage to the exterior wall or significant building elements. New signage added to the upper façade should be limited to the width and height of the existing inset panel, when it exists. When the inset panel does not exist, signage should be linear in nature and respect the existing proportions of the upper façade. Signage should not obscure decorative elements including the original storefront.

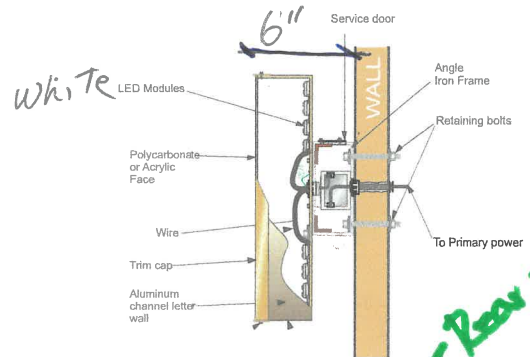
The applicant submitted plans showing details of the proposed signs. The existing façades do not have original signage or inset panel. The proposed channel letters are linear and follow the design standards; however, the logo sign is not linear and is not consistent with the existing façade.

RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness for the proposed channel letters, subject to not causing any physical, irreparable damage to the exterior wall or significant building elements, and disapproval of the logo sign.

REAR WALL SIGN

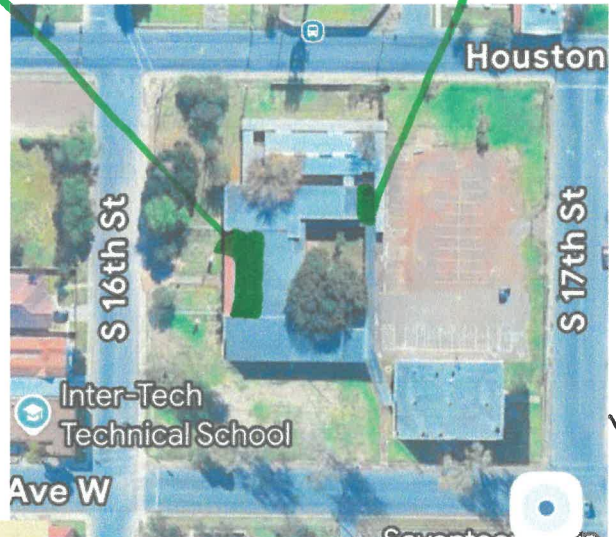


WIREWAY MOUNTED LED CHANNEL LETTERS

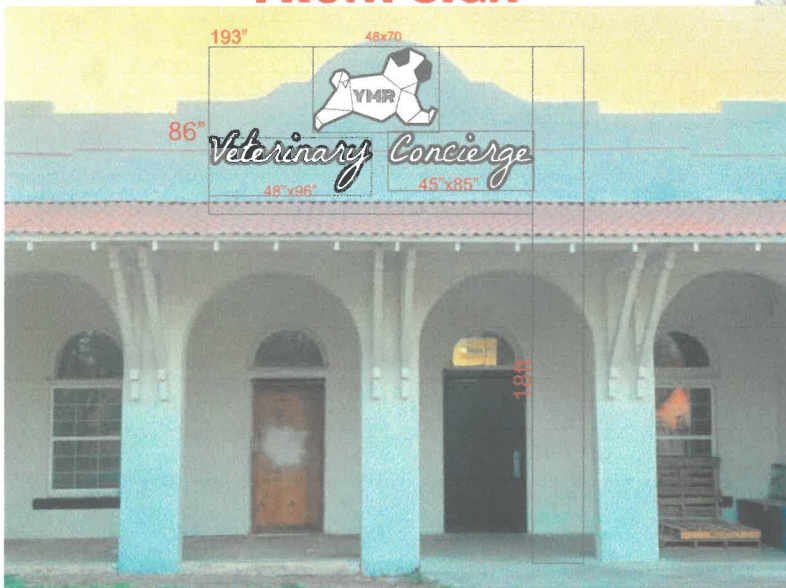


Front Sign

Rear wall sign



FRONT SIGN





CLM2026-0001
CERTIFICATE OF
APPROPRIATENESS
FOR THIS
PROPERTY

CITY OF McALLEN PLANNING DEPT.
700 N. McALLEN BLVD.
McALLEN, TEXAS 79501



