

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The Historic Preservation Council convened in a meeting on Wednesday, December 4, 2025 at 12:00 p.m. at the McAllen Development Center – 311 N. 15<sup>th</sup> Street – Executive Conference

<b>Present:</b>	Dr. Jaclyn Miller	Chairperson
	Carolina Civarolo	Member
	Melissa S. Knerr	Member
	Daniel Padilla	Member
<b>Absent:</b>	Marc Millis	Member
<b>Staff Present:</b>	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Kaveh Forghanparast	Senior Planner
	Jessica Puga	Technician II
	Carmen White	Administrative Assistant

**CALL TO ORDER – Dr. Jaclyn Miller - Chairperson**

**1. Minutes**

- a) Approval or Disapproval of Minutes held on May 21, 2025

Ms. Carolina Civarolo **moved** to approve the minutes. Ms. Melissa Knerr **seconded** the motion. Motion approved with four board members present and voting.

- b) Approval or Disapproval of Minutes held on May 28, 2025

Ms. Carolina Civarolo **moved** to approve the minutes. Mr. Daniel Padilla **seconded** the motion. Motion approved with four board members present and voting.

**2. Public Hearing**

- a) Request of Troyo Design + Build on behalf of Bradley Oliver Wilkinson for a Certificate of Appropriateness for a proposed fence for an existing single-family residence within the Las Palmas Historic District at Lots 10, 11 & 12, Block 5, North McAllen Subdivision, Hidalgo County, Texas; 704 North 15<sup>th</sup> Street (**CLM2025-0004**)

Mr. Forghanparast stated the subject property was located at the northeast corner of North 15<sup>th</sup> Street and Gumwood Avenue. This property is within the Las Palmas Historic District and is zoned R-1 (single-family residential) District. The architectural classification for the building is Spanish Colonial Revival. The house was ranked as “High” Preservation Priority during a comprehensive historic resources survey conducted in 2005. The subject property was designated a McAllen City Landmark on June 10, 2019.

The applicant was proposing to construct a fence for an existing single-family residence within the Las Palmas Historic District. The proposed concrete block fence with stucco finish was proposed to be built in the front of the property along North 15<sup>th</sup> street and Gumwood Avenue, with minimum 12” distance from the existing sidewalk along North 15<sup>th</sup> Street. The color of stucco is proposed to match the exiting texture and color of original stucco accent details of the house. The fence will also include

a decorative wrought iron proposed to match the existing and height not exceeding the proposed columns. The wrought iron supporting structure was proposed to have a maximum height of 1'-4" with columns measuring 1'-10" by 1'-10" with maximum height of 6 feet from the ground, with light fixtures on top of the columns.

The design review process for the Certificate of Appropriateness is critical within a designated historic district to ensure that the unique and defining characteristics of the area are maintained according to McAllen's design standards.

Fencing: Historically, fence enclosures at the perimeter of the Las Palmas historic district, if they existed, were isolated to the rear yard. Low landscaping walls of stone or brick masonry construction were designed along front patios or along the side property line. The low walls maintained the visual continuity between each adjacent lot and did not obstruct sight lines from one point in the neighborhood to another.

New construction should respect the visual continuity present between lots in the neighborhood and if designed, landscape walls should be low and unobtrusive. Low-lying walls should be limited in location – they can surround small patios along the front façade of the residence or define side property lines with adjacent residences. Walls shall not be located along the front yard, abutting the existing sidewalk. They shall not be located adjacent to the street at corner lots. Privacy fencing shall be isolated to the rear yard – fencing shall not be constructed at the front yard.

According to the applicant, the fence will be installed in the front of the home to enhance the home security, increase privacy and outdoor family activity, and enhance curb appeal. The fence, as proposed by the applicant, will align with the aesthetic character of the neighborhood.

The Historic Preservation Council had approved four other fences in the past in Las Palmas Historic Districts.

Staff had not received any phone calls, letters, or emails in opposition to the request.

Staff recommended disapproval of the proposed fence since it does not comply with the Las Palmas Local Landmark District Design Standards for fencing.

Ms. J. Wilkinson and Ms. Rosie Wilkinson stated they had proposed reducing the number of columns at the main entrance from four to two to improve visibility of the house.

Following a brief discussion, Mr. Daniel Padilla moved to approve the Certificate of Appropriateness. Ms. Melissa Knerr seconded the motion. The Board unanimously voted to approve the request with the proposed adjustment to the number of columns with four board members present and voting.

### 3. Adjournment

Following discussion, Ms. Carolina Civarolo made a motion to adjourn the meeting. Mr. Daniel Padilla seconded the motion, which passed unanimously with four members present and voting. The meeting was adjourned at 12.18 p.m.

ATTEST Carmen White  
Carmen White

Carolina Civarolo for  
Dr. Jaclyn Miller  
Chairperson

