

**NOTICE OF MEETING TO BE HELD BY THE  
HISTORIC PRESERVATION COUNCIL  
THURSDAY, DECEMBER 4, 2025 - 12:00 PM  
CITY HALL, 1300 HOUSTON AVENUE  
COMMISSION CHAMBERS, 3<sup>RD</sup> 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) Approval or Disapproval of Minutes held on May 21, 2025
- b) Approval or Disapproval of Minutes held on May 28, 2025.

**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)**

**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 28<sup>th</sup> day of November, 2025 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.

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Jessica Cavazos, Management Assistant  
/s/

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

The Historic Preservation Council convened in a meeting on Wednesday, May 21, 2025 at 12:01 p.m. at the McAllen Development Center – 311 N. 15<sup>th</sup> Street – Executive Conference

<b>Present:</b>	Dr. Jaclyn Miller	Chairperson
	Danny Boultinghouse	Vice-Chairperson
	Carolina Civarolo	Member
	Melissa S. Knerr	Member
	Marc Millis	Member
<b>Absent:</b>	Daniel Padilla	Member
<b>Staff Present:</b>	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Hilda Tovar	Planner II
	Carmen White	Administrative Assistant

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

**1. Minutes**

- a) Approval or Disapproval of Minutes held on February 19, 2025

Vice-Chairperson Danny Boultinghouse **moved** to approve the minutes with corrections as noted. Ms. Melissa Knerr **seconded** the motion. Motion approved with five board members present and voting.

**2. Public Hearing**

- a) Request of Mario Luis Guerra Jr. for a Certificate of Appropriateness for a proposed concrete block fence for an existing single-family residence within the Las Palmas Historic District at Lot 11, Block 12, North McAllen Subdivision, Hidalgo County, Texas; 604 North 15th Street. **(CLM2025-0002)**

Ms. Tovar stated a Certificate of Appropriateness was required for all proposed exterior alterations, new construction, and demolition within a local historic district. The goal of a Certificate of Appropriateness is to preserve historic, architectural, and cultural heritage by protecting character-defining features of the Las Palmas Historic District.

The property was located on the east side of North 15th Street, approximately 50 feet north of Fir Avenue. The lot has 50 feet of frontage along North 15th Street and a depth of 140 feet for a lot size of 7,000 square feet.

The applicant is proposing to construct a fence for an existing single-family residence within the Las Palmas Historic District at 604 North 15<sup>th</sup> Street. The proposed concrete block fence will be built around the property. The fence will be of stucco with paint that will match the house and it will include a decorative wrought iron design.

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.

One of the most recognizable features of the Las Palmas Historic District is the palm-lined center median that extends the length of the district. Palm trees also line the street along each side of North 15th Street along the front yard of most lots. Well-manicured lawns with native plantings are typical of residences within the neighborhood. It is important to maintain the character-defining features of the district when planning a new construction on vacant lots.

- *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 can be seen along front patios or along the side property line in the district. 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.

The applicant is proposing a wall of 2 ft. (18-24 inch) height and 4 ft. (36-48 inches) height of wrought iron. This height will be along the front and rear property, excluding the driveway entrance, which will have a wrought iron gate. The fence will extend along the side property lines as a privacy fence to enclose the side yards. The submitted site plan indicates the side yard wall will have a height of 6 ft. for a distance of 20 ft. from the front property line to the front of the house and will be of the same material. The proposed sidewall increases to a height of 7 ft. for a distance along the side of the house of approximately 120 ft. The submitted site plan complies with the design standards of a privacy fence for the side yards and decreases to allow for visibility at the front yard setback and view from the street.

Staff recommended approval of the proposed wall since it is representative of the character of the Historic District.

Mr. Scott Beard, 601 North 15<sup>th</sup> Street. He stated looking at the Ordinance fencing and low line walls were not recommended along the front yard. Not just in McAllen but all over other Historic Districts. He stated Historic District traditionally do not have fencing in the front. He stated he drove through Old Town that 98 percent of the houses do not have a tall fence in the front. It was wide open. Mr. Beard stated that once this is accepted anyone in the District could have the same thing done.

Mr. Mario Luis Guerra, 604 North 15<sup>th</sup> Street. He was the owner of that property. He stated it would not taking away from the aesthetic of the neighborhood.

Mr. Beard asked staff if there was another fence approved in the area. Ms. Tovar stated there were other fences besides the one at 604 North 15<sup>th</sup> Street.

Board member Millis asked staff what was the reason for approval on the Senator's house. Ms. Tovar stated it was a safety issue. It was low wall with rod iron.

The applicant, Mr. Guerra stated he wanted to have the fence built for their protection being that his parents were up in their years. He stated he could go 18 inches on the block and bottom so it could be more visible.

Chairperson Miller asked the applicant if the home was a rebuilt. He stated no.

Board member Millis asked how was the rear fence going to look, will it be the 2-foot wall. Mr. Guerra stated it would be the same. The only wall on the side on the north and south side. They were the keeping the same design as the front with no sliding gate.

Ms. Tovar brought up the Ordinance for the City of McAllen Design Standard for Las Palmas Local Landmark District for the fencing. They are not recommending fencing for the front of the property but should be low so not too obstruct the view of the front of the property.

Mr. Beard stated that fences should not be located adjacent streets on the corner lots of Fir Avenue and 15<sup>th</sup> Street; they had a side fence on the south side of 15<sup>th</sup> Street.

Board member Millis mentioned addressing landscaping. If the intent is visibility with rod iron not allowing landscaping to grow up and create that screen that a block wall would as well.

Board member Boultinghouse stated that what they are trying to achieve is to maintain the personality of the Historic District and does not think that this fence interrupts the personality of the District.

Board member Knerr requested to table the item in order for Legal time to look into it and give the Board a more informed decision. Assistant City Attorney Canales stated the Board could ask for a Legal to do an analysis of the ordinance.

Following discussion, Ms. Melissa Knerr **moved** to table the item until then next meeting. Vice-Chairperson Danny Boultinghouse seconded the motion. The Board voted unanimously with five members present and voting.

### 3. Adjournment

Following discussion, Vice-Chairperson Danny Boultinghouse made a **motion** to adjourn the meeting. Ms. Melissa Knerr **seconded** the motion, which passed unanimously with five members present and voting. The meeting was adjourned at 12.40 p.m.

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Dr. Jaclyn Miller  
Chairperson

ATTEST \_\_\_\_\_  
Carmen White

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

The Historic Preservation Council convened in a meeting on Wednesday, May 28, 2025 at 12:01 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
	Marc Millis	Member
<b>Absent:</b>	Danny Boultinghouse	Vice-Chairperson
	Daniel Padilla	Member
<b>Staff Present:</b>	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Hilda Tovar	Planner 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.

The minutes will Approved or Disapproved at the next meeting.

**2. Public Hearing**

- a) Request of Almondine Properties, LLC., Inc. for a Certificate of Appropriateness for architectural alterations that will include repainting, replacing windows, opening the front porch and removing an existing canopy to the City Landmark Designation located at Block 58, McAllen Addition Subdivision, Hidalgo County, Texas; 710 S. 16<sup>th</sup> Street. **(CLM2025-0003)**

**The Board adjourned into Executive Session at 12:00 p.m.**

**The Board reconvened at 12:36 p.m. after Executive Session.**

Ms. Tovar stated the property was located along the west side of South 16<sup>th</sup> Street, between Galveston Avenue and Houston Avenue. The lot size is approximately 84,000 square feet. The property is currently zoned C-3 (general business-OC) District. The style of architecture of the building is Mission Revival Style and contains Aztec ornamentation.

The applicant is proposing to make architectural alterations such as painting exterior walls and trim of the main building and metal building – Oyster White and Black Magic color swatches are included within the packet. The applicant is proposing to replace windows with the original sizes with new windows – window specs are included within the packet. The proposal also includes opening the front porch to original size and removing the canopy on the west side of the courtyard.

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. The current applicant is proposing to make additional exterior changes as previously mentioned.

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.

1. *Consistency of Style* – New construction should not try to replicate the architectural styles of the past but should look to them for guidance on fenestration patterns, façade organization, level and extent of detailing, massing, roof forms and height, and materials used. New construction should reflect modern design but be sensitive to the historical architectural styles of the past.

The applicant submitted plans showing details of the architectural alterations. The plans submitted comply with the consistency of style design standards.

2. *Materials* – New construction should maintain the characteristics of existing exterior materials.
3. *Setbacks* – To ensure consistency, new construction should follow existing ordinance requirements.

The proposed paint swatches include Black Magic and Oyster White, which does comply with the Mission Revival Style – must be minimal and can be used as trim colors. Mission Revival Style key colors include warm shades such as terracotta, beige and ochre. This style also includes cool accent colors such as deep greens and blues, white or off-white walls.

The plans submitted comply with the design standards of a Historic Landmark for Block 58, McAllen Addition Subdivision and will be verified during the building permit review.

The proposal mentioned above is the only request being made by the applicant. There are no other changes being made to the exterior or interior of the Historic Landmark.

The plans submitted comply with the Historic Landmark Design Standards for the proposed building. Therefore, staff recommends approval of the Certificate of Appropriateness for the proposed architectural alterations as requested by the applicant.

Ms. Angela Millis, the applicant stated the proposal also included opening the front porch to original size and removing the canopy on the west side of the courtyard. Currently it was obstructing the view from the tree, the building and the windows. The arches will stay the same. The windows that were framed in down the road they wanted to open up all the windows all the way around the building.

Following discussion, Ms. Carolina Civarolo **moved** to approve the Certificate of Appropriateness. Ms. Melissa Knerr seconded the motion. The Board voted unanimously with four members present and voting.

- b)** Request of Mario Luis Guerra Jr. for a Certificate of Appropriateness for a proposed concrete block fence for an existing single-family residence within the Las Palmas Historic District at Lot 11, Block 12, North McAllen Subdivision, Hidalgo County,

Texas; 604 North 15th Street. **(CLM2025-0002) (TABLED: 05/21/2025)**

Ms. Carolina Civarolo made a motion to remove the item from the table. Mr. Marc Millis seconded the motion. The Board voted unanimously with four member present and voting.

Ms. Tovar stated a Certificate of Appropriateness is required for all proposed exterior alterations, new construction, and demolition within a local historic district. The goal of a Certificate of Appropriateness is to preserve historic, architectural, and cultural heritage by protecting character-defining features of the Las Palmas Historic District.

The property is located on the east side of North 15th Street, approximately 50 feet north of Fir Avenue. The lot has 50 feet of frontage along North 15th Street and a depth of 140 feet for a lot size of 7,000 square feet.

The applicant is proposing to construct a fence for an existing single-family residence within the Las Palmas Historic District at 604 North 15<sup>th</sup> Street. The proposed concrete block fence will be built around the property. The fence will be of stucco with paint that will match the house and it will include a decorative wrought iron design.

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.

One of the most recognizable features of the Las Palmas Historic District is the palm-lined center median that extends the length of the district. Palm trees also line the street along each side of North 15th Street along the front yard of most lots. Well-manicured lawns with native plantings are typical of residences within the neighborhood. It is important to maintain the character-defining features of the district when planning a new construction on vacant lots.

- *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 can be seen along front patios or along the side property line in the district. 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.

The applicant was proposing a wall of 2 ft. (18-24 inch) height and 4 ft. (36-48 inches) height of wrought iron. This height will be along the front and rear property, excluding the driveway entrance, which will have a wrought iron gate. The fence will extend along the side property lines as a privacy fence to enclose the side yards. The submitted site plan indicates the side yard wall will have a height of 6 ft. for a distance of 20 ft. from the front property line to the front of the house and will be of the same material. The proposed sidewall increases to a height of 7 ft. for a distance along the side of the house of approximately 120 ft. The submitted site plan complies with the design standards of a privacy fence for the side yards and decreases to allow for visibility at the front yard setback and view from the street.

At the Historic Preservation Council, the board for further discussion tabled meeting on May 21, 2025 the item.

After the presentation, the board reviewed the site plan and visual examples proposed by the applicant. One neighbor was present in opposition to the request. The concern of the neighbor was that the fence was being proposed on the front yard of the property. As stated on the Las Palmas Local Landmark District design standards, *"Privacy fencing shall be isolated on the rear yard – fencing shall not be constructed at the front yard."* The neighbor resides on the Las Palmas District and mentioned that the proposed fence is not representative of the Las Palmas District design standards since it clearly states that fencing in the front yard is not recommended. The applicant, Mr. Guerra, was present and mentioned that there are a few neighbors on the district that have fences in the front yard of their property. He also mentioned that the Las Palmas Local Landmark District design standards also states that fencing *"shall not be located adjacent to the street at corner lots."* Mr. Guerra also mentioned that there are a few neighbors located within the district that have fences not only in the front yard of their properties but also on the corner side adjacent to the street.

During discussion, it was mentioned that the proposed fence conflicts with Las Palmas District design standards and that it should be tabled for further discussion for the following meeting. It was also recommended that the applicant should talk to staff and consider the possibility of a variance request or other alternatives.

After discussion, the board recommended that the request should be tabled for the next meeting.

After the meeting, the applicant met with staff and mentioned that he is willing to reduce the height of the base of the fence to 1 foot and 3 feet height of wrought iron.

Staff recommends approval of the proposed fence since it complies with the Las Palmas Local Landmark District Design Standards for fencing.

Board member Millis asked the applicant if he had design showing the dimensions what the wall and column height was going to be. The applicant stated he posted pictures of the neighbor to the north. It was going to be the same contractor to do the fence. They had between 18 and 24 inches of concrete and goes up with rod iron and concrete five and a half feet.

Chairperson Miller mentioned to Mr. Guerra regarding the landscaping he was encouraged to not allow completely visibly block the fence where there may be changes down the line.

Board member Millis asked the applicant concerning security, if he was tying it back to the house so no one can come around to your front door. Mr. Guerra stated yes he was. There will not be a gate but where it buds out on the south side that is where it will connect.

Board member Civarolo asked the applicant if he was proposing only to have four columns or to be similar to this with a gate, columns and then columns in the corner. Mr. Guerra stated yes.

Following discussion, Mr. Marc Millis **moved** to approve the concrete block fence with the newer height no greater than 24 inches, the column heights no greater than 72 inches and the railing height to be no greater than the column height and no more than four columns in the front. Ms. Melissa Knerr seconded the motion. The Board voted unanimously with four members present and voting.



City Attorney Stevenson mentioned to the Board that at least once a year to do a tour of the District. Moreover, because the homeowners come and apply for Certificate of Appropriateness at least one homeowner is willing to host the Board for a tour of their home. They talk about the historic aspects, the flooring, and windows, etc. The Board agreed with the idea. In addition, the program Refresh 50/50 was brought up in the discussion.

### 3. Adjournment

Following discussion, Ms. Melissa Knerr made a **motion** to adjourn the meeting. Ms. Carolina Knerr **seconded** the motion, which passed unanimously with four members present and voting. The meeting was adjourned at 12.58 p.m.

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Dr. Jaclyn Miller  
Chairperson

ATTEST \_\_\_\_\_  
Carmen White

**MEMO**

**TO:** Historic Preservation Council

**FROM:** Planning Staff

**DATE:** December 4, 2025

**SUBJECT: 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 N. 15<sup>TH</sup> STREET. (CLM2025-0004)**

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**BACKGROUND:** The subject property is located at the northeast corner of North 15th 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<sup>th</sup>, 2019.

**PROPOSAL:** The applicant is 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 is 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 is 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.

**ANALYSIS:** 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 has approved four other fences in the past in Las Palmas Historic Districts.

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

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

To Whom It May Concern,

We are writing this statement to express our intent to install a fence in front of our home located at 704 N 15th St. This installation addresses several needs for our family and will enhance the neighborhood's aesthetic appeal.

Our reasons for the proposed fencing include:

**Enhanced Home Security:** The fence serves as a physical barrier and deterrent to unauthorized individuals, improving property security and safety. This will provide peace of mind for us with our young children at home. In years prior, we have experienced two incidents of theft from criminals breaking and entering the house. This has become an increased concern for us now that our 6-year-old and 1-year-old children have moved into the house this summer.

**Disabled Child, Infant, and Pet Safety:** Our children's safety is our primary focus! The fence will provide a secure and enclosed area for our children and pet to play safely without the risk of wandering into the street or encountering unforeseen hazards. Our daughter has special needs and suffers from a visual and hearing impairment, which puts her at increased risk from street traffic. We have a small dog, named Petunia Pepper, and the kids love to be outside with her! Our family spends a great deal of time outdoors and will utilize the front yard as a horticultural garden and play area. We have noticed that many drivers on 15th Street exceed the speed limit, and we have concerns about the safety of our kids.

**Increased Privacy and Outdoor Family Activity:** The fence creates a greater sense of privacy for our children, allowing more enjoyment of outdoor space without concerns about visibility from the street or potential safety risks from local street traffic.

**Improved Curb Appeal:** Our thoughtfully designed and well-maintained fence will add elegance and visual interest to the property, enhancing curb appeal and potentially increasing the value of our small historic home. The front yard will be a beloved garden landscape that will add to the aesthetic of our neighborhood community.

The fence we have selected will align with the aesthetic character of the neighborhood and adhere to all local regulations and ordinances regarding fence height, materials, and placement.

We welcome any further discussion of this proposal to address any questions or concerns.

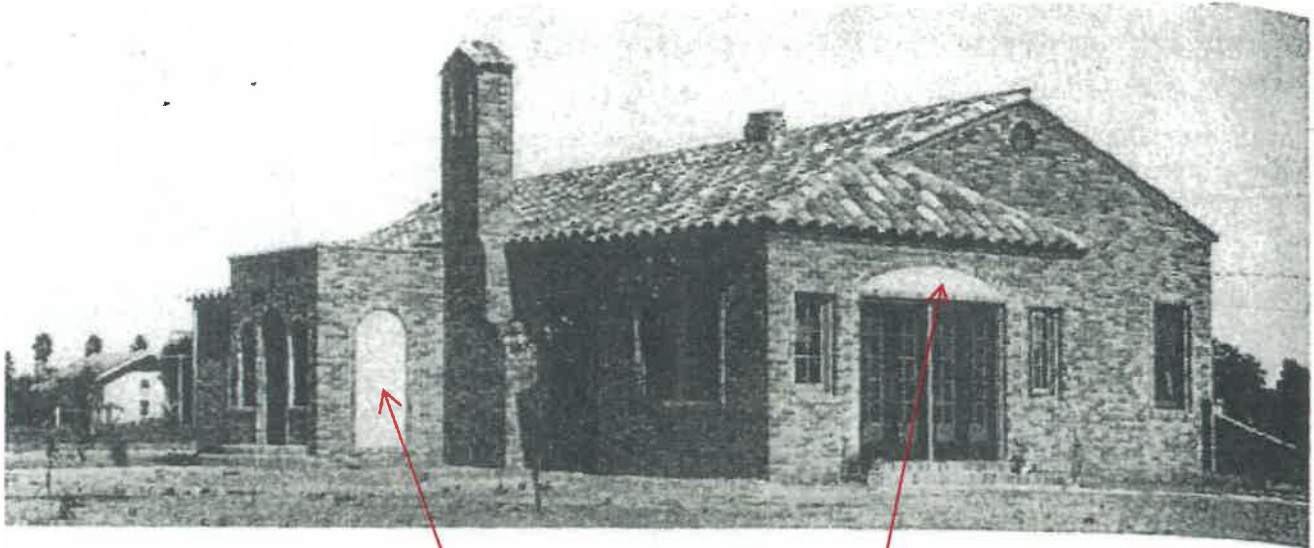
Sincerely,

Jamie and Bradley Wilkinson

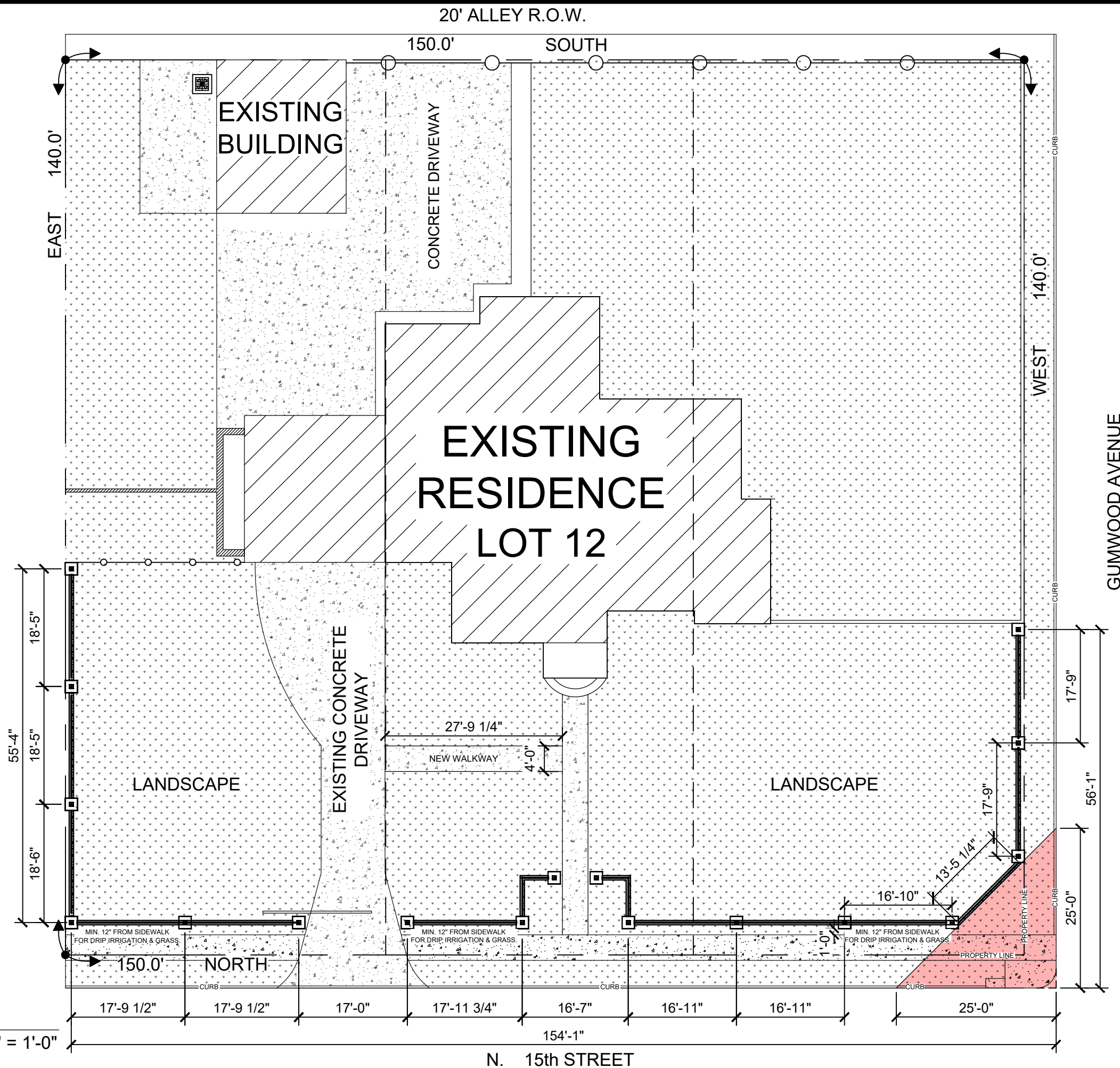
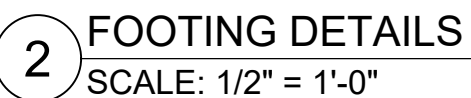
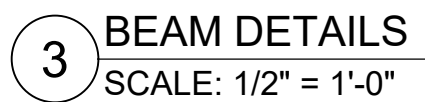
Jamie Christene Petersen-Wilkinson, MA, LMFTA  
Licensed Marriage and Family Therapy Associate  
+ Creative Arts Therapist

# THE GRIFFIN HOUSE

Figure 2: Mary S. and Gordon Griffin House (southwest oblique), as published in *Monty's Monthly*, November 1926, page 12.



FENCE STUCCO TO MATCH  
ORIGINAL STUCCO DETAILS  
FOUND ON THE HOME.



4900 North 10th St. Suite C4  
McAllen, Texas 78504  
956.681.9445

All Designs contained in these Drawings are property of TROYO DESIGN + BUILD. Any use of this material or reproduction of these drawings is expressly prohibited except as TROYO DESIGN + BUILD may otherwise agree in writing.

## REVISIONS:

NO.	DATE	NOTES
1	—	
2	—	
3	—	
4	—	
5	—	

704 N. 15TH STREET

McALLEN, TX 78501

**SHEET CONTENTS:**

## SITE PLAN & DETAILS

DATE:

10/21/2025

DRAWN:

CA

**CHECKED:**

RT

SHEET No:

# A1.0



4900 North 10th St. Suite C4  
McAllen, Texas 78504  
956.681.9445

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NO.	DATE	NOTES
1	—	
2	—	
3	—	
4	—	
5	—	

McALLEN, TX 78501

25' CORNER  
CLIP

DRAWN: CA


SHEET No:

A1.01



N. 15th STREET

1 25' CORNER CLIP  
SCALE: 3/16" = 1'-0"



**T R O Y O**  
Design + Build  
Residential ■ Commercial

4900 North 10th St. Suite C4  
McAllen, Texas 78504  
956.681.9445

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REVISIONS:		
NO.	DATE	NOTES
1	-	
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5	-	

704 N. 15TH STREET

McALLEN, TX 78501

SHEET CONTENTS:  
IRON FENCE  
& STUCCO  
DETAILS

DATE:  
10/21/2025

DRAWN:  
CA

CHECKED:  
RT

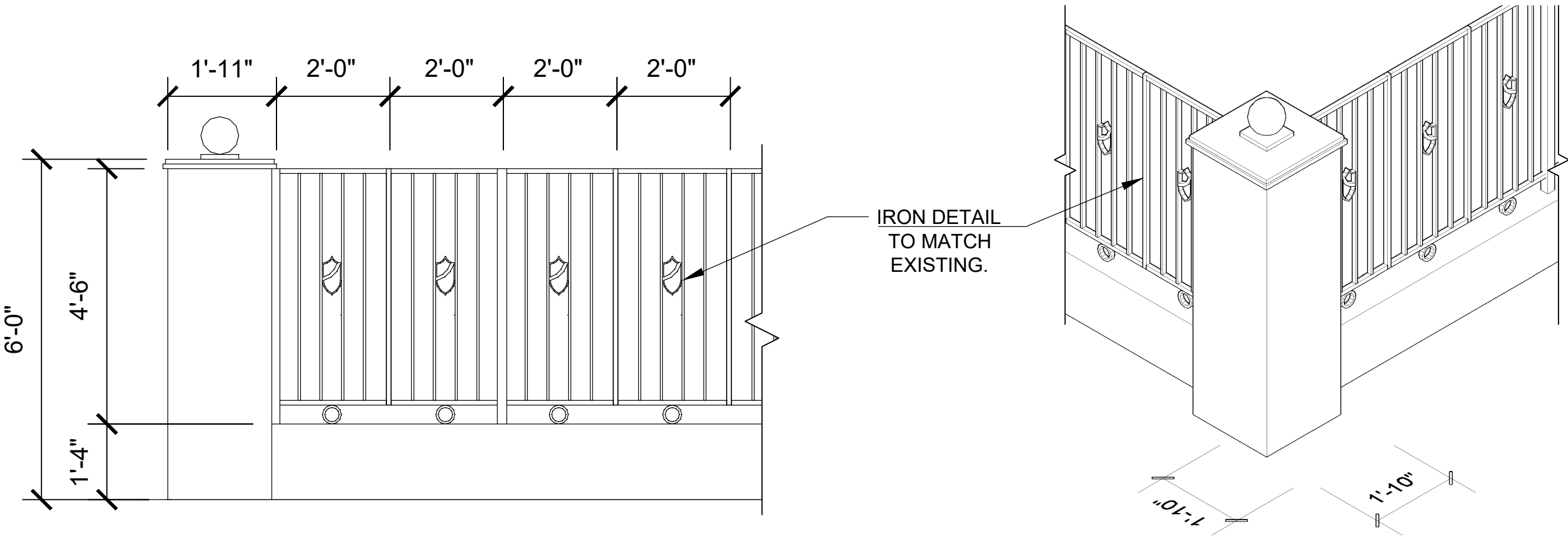
SHEET No:  
**A1.1**

STUCCO COLOR

- \* SONATA 3005 (LRV 64)

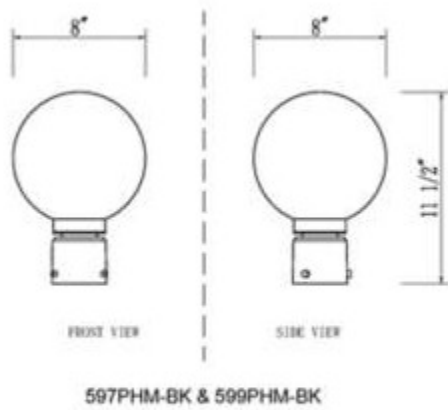
TEXTURE

- \* TO MATCH EXISTING



**4** DETAILS  
SCALE: 1/4" = 1'-0"





On Wednesday, October 15, 2025, 12:43:37 PM CDT, Rosie Wilkinson <[rwilknson@aol.com](mailto:rwilknson@aol.com)> wrote:





T R O Y O  
Design + Build  
Residential ■ Commercial

4900 North 10th St. Suite C4  
McAllen, Texas 78504  
956.681.9445

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REVISIONS:		
NO.	DATE	NOTES
1	-	
2	-	
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704 N. 15TH STREET

McALLEN, TX 78501

SHEET CONTENTS:

RENDERS

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SHEET No:

A1.2





T R O Y O  
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Residential ▪ Commercial

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