

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

The Historic Preservation Council convened in a meeting on Wednesday, July 30, 2026 at 12:02 p.m. at the McAllen Development Center – 311 N. 15th Street – Executive Conference

Present:	Carolina Civarolo	Chairperson
	Michael Hovar	Vice-Chairperson
	Marc Millis	Member (by Zoom)
	Jesus De Leon	Member
	Christopher Davis	Member
Absent:	Daniel Padilla	Member
Staff Present:	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Kaveh Forghanparast	Senior Planner
	Carmen White	Administrative Assistant

CALL TO ORDER – Carolina Civarolo - Chairperson

1. Minutes

a) Minutes for the meeting held June 30, 2026

Mr. Marc Millis **moved** to approve the minutes. Vice-Chairperson Michael Hovar **seconded** the motion. Motion approved with five Board members present and voting.

2. Discussion and Possible Action

a) Discussion and considerations of recommendation for possible revisions of front yard fence and landscape standards in the Historic District.

Mr. Forghanparast stated that in the last two meetings, there was discussion on the recommendations for the fencing in the Historic District. There were some revisions the Council requested that needed to be done. He applied those recommendations and will be reviewed today to move forward with the Legal Department as to what would be the next step of making those changes on the design standards.

New fences are encouraged to reflect the architectural style of the historic structures on the property and to be compatible with adjacent properties. Mr. Forghanparast stated this was based on the revisions from the last meeting. He asked the Council if this was acceptable or any changes needed please advise. Mr. Millis stated there was mentioned of the scale of the properties. Mr. Forghanparast stated that the scale is included in the next item.

The Council agreed.

Columns should be between 12 and 24 inches wide. Their width should be proportional to the lot size, the scale of the house, and the spacing between columns to maximize the visibility of the structure.

The Council agreed.

Columns should not exceed 5 feet in height. The distance between columns should be at least twice the height of the columns. Mr. Forghanparast showed an example actually more than twice the height of the columns. Vice-Chairperson Hovar stated the low part of the wall exceeds our next recommendations. Mr. Forghanparast stated he could add captions that states this property had the columns, heights and distance.

The Council agreed.

If a wall was proposed as the base of a fence, the recommended height was 1 foot 6 inches, measured from the top of the adjacent sidewalk. Mr. Forghanparast mentioned that instead of saying maximum height the Council wanted to recommend that if it was too low. Because one of the properties was 10 inches in height and with the landscaping, it was not visible.

The Council agreed.

Columns and low-profile base walls may be constructed of concrete block finished with stucco, brick, stone, or a combination thereof. Fence materials may consist of wood pickets or metal. Chain-link fences are not permitted.

Mr. Millis stated after "the combination thereof", then reference to congruency with the property in question. Chairperson Civarolo asked how to clarify a picket fence next to a solid fence as far as maintaining visibility or spacing in between the fencing. On this section, it was about the material. It will be revised to add, "to be in congruent with the materials and style of the property".

The Council agreed.

If light fixtures are proposed, they may not exceed 6 feet in height, measured from the top of the adjacent sidewalk, and must comply with UDC requirements. The number and spacing of light fixtures must be proportional to the lot size and street frontage.

Vice-Chairperson Hovar asked staff if there was reference to what the acronym UDC means for someone reading it and that it is the current revision of the code. Staff stated they could spell it out and add it.

The Council agreed.

Fences and landscaping features, individually or collectively, may not obstruct more than 25 percent of any floor level of the building, as viewed from a pedestrian perspective at any point along the property's street frontage.

Vice-Chairperson Hovar stated he would like the Council's perspective on the use of the connecting word "and" or "or". Because looking at individually or collectively that would someone a choice which one, it is. Legally and more descriptively, it would be "individually and collectively". If the idea is to not obstruct more than 25%, it is the whole package. Chairperson Civarolo stated she did not think that individually or collectively was not necessary here.

Council agreed.

Landscaping features may not obstruct more than 50 percent of any visible section of the fence, as viewed from a pedestrian perspective at any point along the property's street frontage.

Mr. Forghanparast stated there was conversation that will probably need to have this in addition to the first one just to say any part of the visible part of the fence also should not be a certain 50% of the landscaping features. He asked the Council what were their thoughts.

Mr. Millis stated he liked it as an additional future enforcement by preventing for the landscaping before getting out of control.

Vice-Chairperson Hovar stated that personally he liked promoting a lot of landscaping.

Chairperson Civarolo stated she would like to see landscaping than a house with no landscaping.

Vice-Chairperson Hovar asked if the previous line is a guideline or an absolute requirement. Mr. Forghanparast stated we could change the verbiage to "should not" instead of "may not" When an applicant brings a fence before the Council staff can advise them when adding landscaping it should not be more than 25%.

Chairperson Civarolo stated or to say the intent was be able to view the architectural character of the house. Mr. Forghanparast stated that is why 50% it is easier to say is it more than half or is it less than half.

Mr. Millis stated the previous guideline was written correctly regarding visibility of the house because it is the Historic District. The second one was talking about protecting the visibility of the fence when previously recommended no fences. He stated the first one addresses with what the Council was trying to do requiring standards for fences that were fine with landscaping being overgrown so they do not reduce the visibility of the structure itself. Vice-Chairperson Hovar agreed on protecting the structure. Mr. Forghanparast stated on the first guideline replace "may not obstruct" to "should not obstruct" and on the second guideline that states "50 percent of any visible section" to remove it.

The Council agreed.

Mr. Millis asked if the picture on the right had been approved after these guidelines and three years later, it looked the picture on the left would be in violation. Would that be an enforceable violation? Mr. Forghanparast stated if it was a part of the conditions and the Council approved it they were required to follow them per the Letter of Approval.

Mr. Forghanparast mentioned about the upcoming meeting on Wednesday, August 26, 2026 at City Hall for a new case.

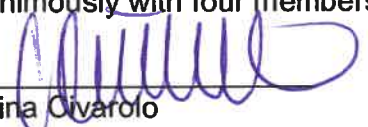
Following discussion, Vice-Chairperson Michael Hovar moved to motion to revise the guidelines as presented and subsequently discussed to include the revisions describing what UDC meant, make the correction in the language substituting should not rather than may not and striking the second landscape item, the materials and style and striking individually and collectively. Mr. Marc Millis seconded the motion. The Council voted unanimously with four members present and voting.

3. Adjournment

Following discussion, Mr. Jesus De Leon made a **motion** to adjourn the meeting Vice-Chairperson Mike Hovar **seconded** the motion, which passed unanimously with four members present and voting. The meeting was adjourned at 12:30 p.m.

ATTEST


Carmen White


Carolina Ovarolo
Chairperson

HPC sign-in

Name

phone#

Address

Jesus Rivera

Giovanni Ferrigno

Jesus Herrera

956-777-0969

956-483-0913

(956) 475-8908

710-S-16th McAllen
1423 Tulip Ave. McAllen

903 E Tom Landry
St Mission, TX