

**NOTICE OF MEETING TO BE HELD BY THE
HISTORIC PRESERVATION COUNCIL
THURSDAY, AUGUST 25, 2022 - 9:00 AM
CITY HALL, COMMISSION CHAMBERS, 3RD FLOOR**

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 Board 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 Commission 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 –

Public Comment (Individuals wishing to speak regarding an agenda item)

CALL TO ORDER -

a) Chairperson- Orlando Gutierrez

1. Minutes

a) Minutes for the meeting held on May 25, 2022

2. Public Hearing

a) Request of Agua Dulce Partners, LLC for a Certificate of Appropriateness for a proposed addition of a carport on a property within the Las Palmas Historic District at the North ½ of Lot 11 and all of Lot 10, Block 37, North McAllen Subdivision, Hidalgo County, Texas; 308 North 15th Street **(CLM2022-0002)**

3. Discussion and Possible Action

a) Real Places Conference 2023

4. Adjournment

If any accommodations for a disability is required, please notify the planning department (956-681-1250) 72 hours before the meeting date with regarding to any item, the historic preservation council may take various actions, including but not limited to rescheduling an item entirety for a particular action at a future date.

CERTIFICATION

I, the undersigned authority, do hereby certify that the above agenda for the meeting of the McAllen Historic Preservation Council is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 19TH day of August of 2022 at 3.00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Jessica Cavazos, Administrative Supervisor

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The Historic Preservation Council convened in a meeting on Wednesday, May 25, 2022 at 9:03am at the McAllen City Hall – 1300 Houston Avenue – Commission Chambers.

Present:	Orlando Gutierrez	Member
	Dr. Jacklyn Miller	Member
	Odette Macdonald	Member
	Danny Boultinghouse	Member
Absent:	David Cazares	Member
	Trisha Scott	Member
Staff Present:	Iris Dominguez	Assistant City Attorney
	Liliana Garza	Planner III
	Natalie Moreno	Administrative Assistant

CALL TO ORDER – Dr. Jacklyn Miller - Acting Chairperson

1. Minutes

a) Minutes for meeting held on March 23, 2022

Mr. Danny Boultinghouse moved to approve the minutes after correction made. Mr. Orlando Gutierrez seconded the motion. The board voted to approve the minutes with 4 board members present and voting

2. Discussion and Possible Action:

a) Historic Preservation Month Activities

Mrs. Liliana Garza discussed about the Historic tours that were happening during the month of May. A house design competition for Las Palmas Historic District was also taking place during May to celebrate Historic Preservation Month. A documentary about the Bubble Gum King, Paris Bubble Gum Landmark was being shown at el Cine el Rey landmark.

3. Elections of Officers

Dr. Jacklyn Miller made a motion to remove the item from the table. Mr. Danny Boultinghouse 2nd the motion to remove item from table. The board voted to approve to remove the item from table with 4 board members present and voting.

Mr. Danny Boultinghouse made a motion to nominate Mr. Gutierrez for chairperson. Ms. Odette Macdonald 2nd the motion. The board voted to approve the election with 4 board members present and voting.

Historic Preservation Council Meeting

August 25, 2022

Page 2

Mr. Danny Boultinghouse made a motion to nominate Dr. Jacklyn Miller for Vice- Chairperson. Ms. Odette MacDonald 2nd the motion. The board voted to approve the elections with 4 board members present and voting.

The meeting was adjourned at approximately 9:21 a.m.

Dr. Jacklyn Miller
Acting Chairperson

MEMO

TO: Historic Preservation Council

FROM: Planning Staff

DATE: August 16, 2022

SUBJECT: REQUEST OF AGUA DULCE PARTNERS, LLC FOR A CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF A CARPORT ON A PROPERTY WITHIN THE LAS PALMAS HISTORIC DISTRICT AT THE NORTH ½ OF LOT 11 AND ALL OF LOT 10, BLOCK 37, NORTH MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 308 NORTH 15TH STREET (CLM2022-0002)

GOAL: 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.

BACKGROUND: The property is located on the east side of N. 15th Street, 75 ft. north of Date Palm Avenue. The lot has 75 feet of frontage along N. 15th Street and a depth of 140 feet for a lot size of 10,500 square feet. The property is currently zoned C-1 (office) District. The style of architecture of the office building is ranch style.

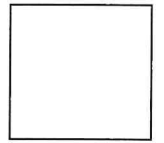
PROPOSAL: The applicant is proposing to install a 20 ft. by 19 ft. metal carport on the south side along the alley replicating the existing one on the north side.

ANALYSIS: The design review process for the Certification of Appropriateness is critical within a designated historic district to ensure that the unique and defining characteristics of the area are maintained according to the design standards of the Las Palmas Historic District.

Parking: Parking within the neighborhood is currently limited to either detached garages/carports located at the rear of the lot accessed from either the alley or from side street for corner lots. Construction of carports is discouraged unless limited to the rear of the lot and not visible from the street.

1. The proposed metal carport on the rear of the commercial building will be 20 ft. by 19 ft. and 9.5 ft. tall. The carport will be the same color as the existing carport on the north side. The carport will not be visible from the street.

RECOMMENDATION: The plans submitted comply with the Las Palmas Local Landmark District Design Standards for parking. Therefore, staff recommends approval of the proposed fencing as requested by the applicant.



Date Received

HISTORIC PRESERVATION COUNCIL CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Required Items: Site plan, legal description, building elevations, final building plans and specifications, samples of paint colors, roofing materials, color photographs of structures and sites where construction will take place. NO CASE WILL BE SCHEDULED FOR A HEARING UNTIL ALL REQUIRED MATERIALS ARE RECEIVED. (See check lists on pages 3-6)

Property Location (Street Address) 308 N. 15th St., McAllen, TX 78501

Historic District Name Las Palmas Historic District

Landmark Name _____

Legal Description All of Lot 10 & th North 1/2 of Lot 11, Block 37
Town of North McAllen, Hidalgo County, Texas

Name of Property Owner: Agua Dulce Partners, LLC

Mailing Address: 308 N. 15th St., McAllen, TX Zip Code: 78501

Telephone: (956) 631-8121 Fax No. (956) 631-1489

E-Mail Address: _____

(If different from Owner)
Name of Owner's Agent: Marlane A. Meyer

Address: 308 N. 15th St., McAllen, TX Zip Code: 78501

Business/Home Telephone: (956) 631-8121 Fax No. (956) 631-1489

E-Mail Address: mmeyer308@aol.com

Owner is requesting permission to: (describe clearly and in detail all architectural alterations to be made in addition to other requests. An additional sheet may be used.

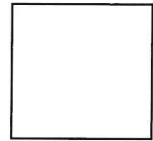
1. Building a 2 space carport behind the existing building
2. that matches the existing carport on the north side.
3. _____
4. _____

This completed form is to be submitted in person at the Planning Department Office

ENTERED

AUG 02 2022

Initial: NM



Date Received

HISTORIC PRESERVATION COUNCIL CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Required Items: Site plan, legal description, building elevations, final building plans and specifications, samples of paint colors, roofing materials, color photographs of structures and sites where construction will take place. **NO CASE WILL BE SCHEDULED FOR A HEARING UNTIL ALL REQUIRED MATERIALS ARE RECEIVED.** (See check lists on pages 3-6)

Property Location (Street Address) _____

Historic District Name _____

Landmark Name _____

Legal Description _____

Name of Property Owner: _____

Mailing Address: _____ Zip Code: _____

Telephone: _____ Fax No. _____

E-Mail Address: _____

(If different from Owner)
Name of Owner's Agent: David Gonzalez / RGV Sunshades

Address: 2205 N. 23rd St McAllen TX Zip Code: 78501

Business/Home Telephone: (956) 270-2029 Fax No. _____

E-Mail Address: Sunshadesdg@gmail.com

Owner is requesting permission to: (describe clearly and in detail all architectural alterations to be made in addition to other requests. An additional sheet may be used.

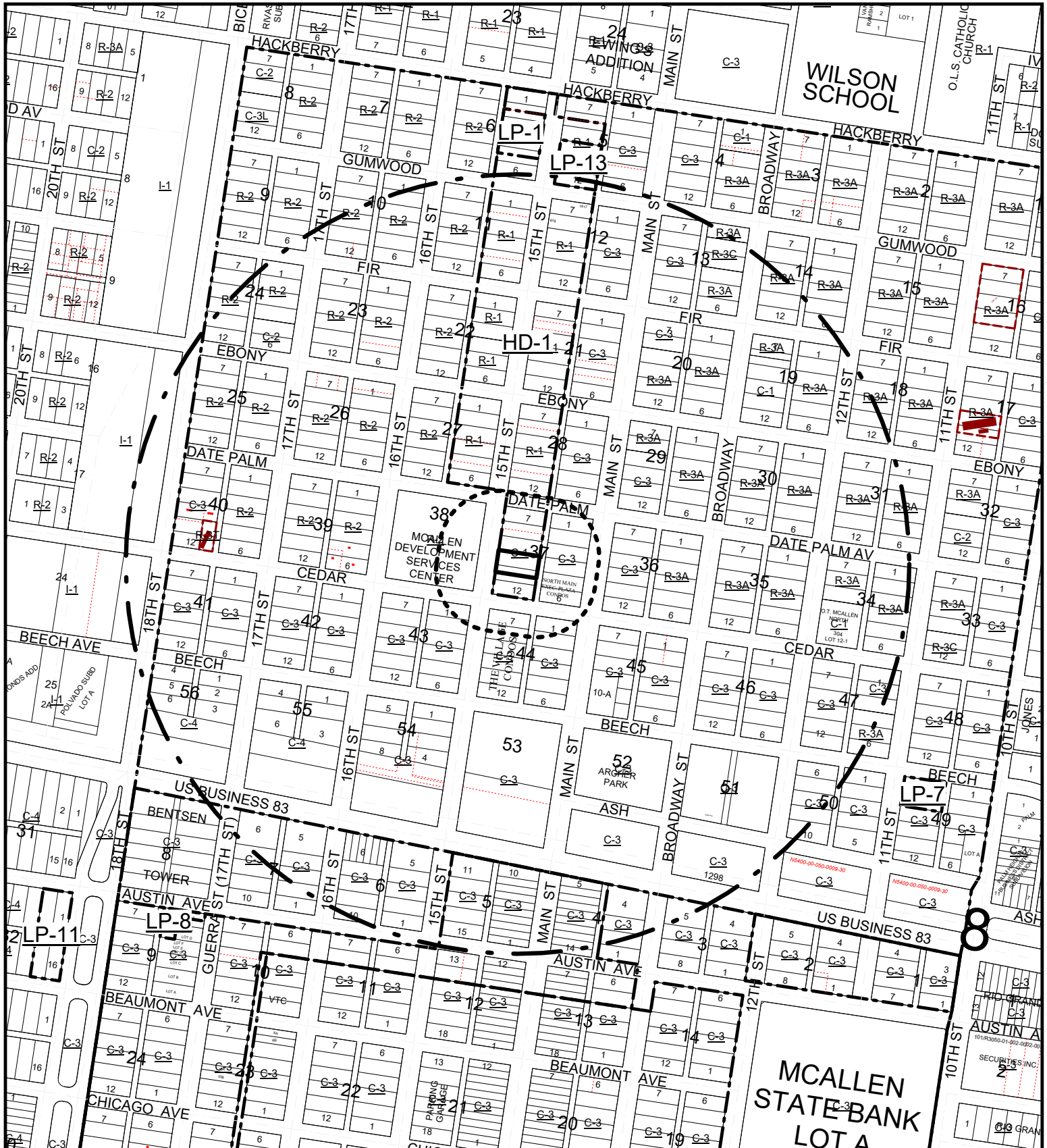
1. _____

2. _____

3. _____

4. _____

This completed form is to be submitted ¹ in person at the Planning Department Office



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

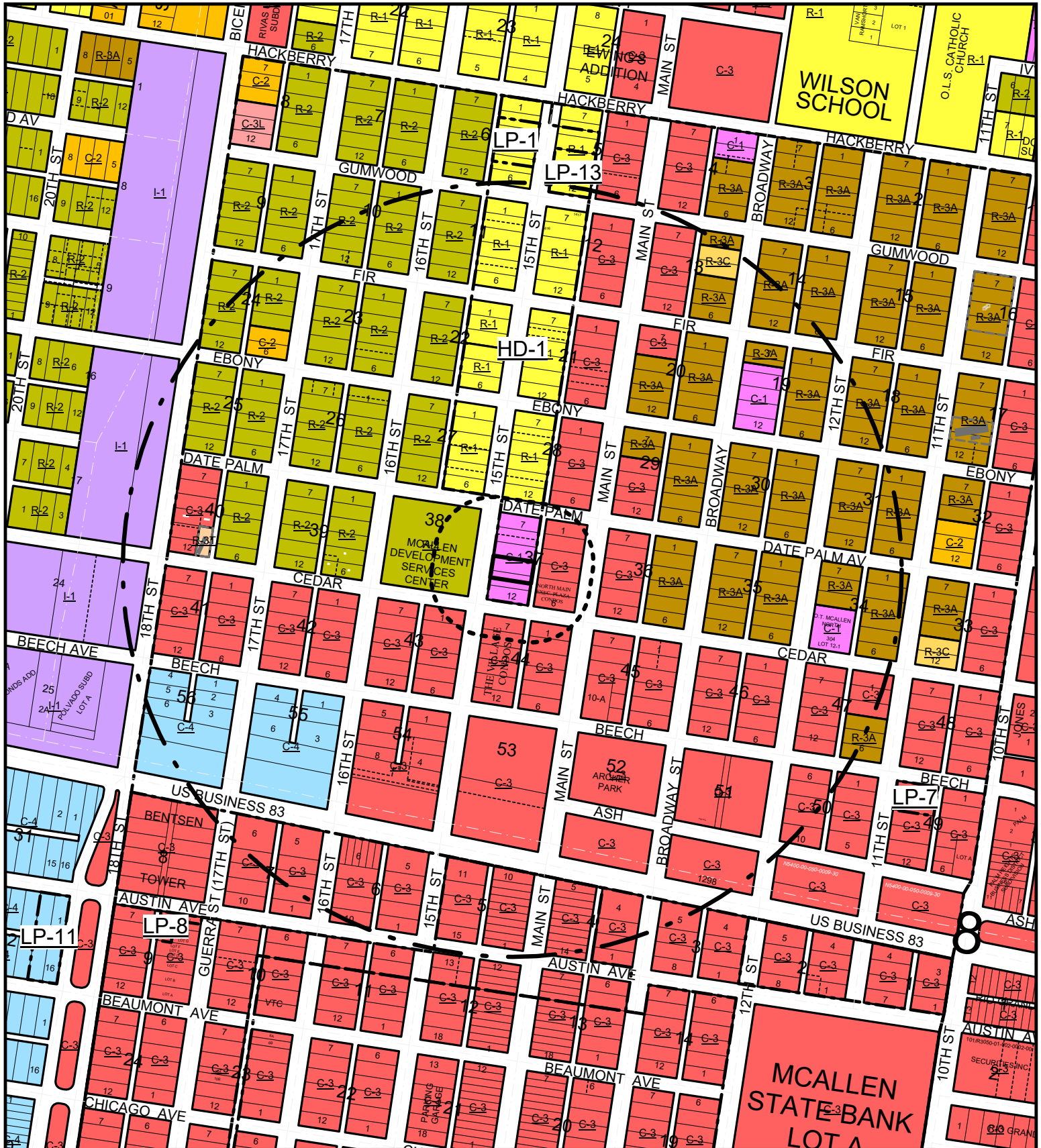
AREA MAP



ZONING LEGEND

- | | | | | |
|---------------------------------|---------------------|-------------------------------|-----------------------------|------------------------|
| A-O (AGRICULTURAL & OPEN SPACE) | R-3A (APARTMENTS) | R-4 (MOBILE HOMES) | C-3 (GENERAL BUSINESS) | I-1 (LIGHT INDUSTRIAL) |
| R-1 (SINGLE FAMILY RESIDENTIAL) | R-3C (CONDOMINIUMS) | C-1 (OFFICE BUILDING) | C-3L (LIGHT COMMERCIAL) | I-2 (HEAVY INDUSTRIAL) |
| R-2 (DUPLEX-FOURPLEX) | R-3T (TOWNHOUSES) | C-2 (NEIGHBORHOOD COMMERCIAL) | C-4 (COMMERCIAL INDUSTRIAL) | (SPECIAL DISTRICT) |

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcalLEN.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

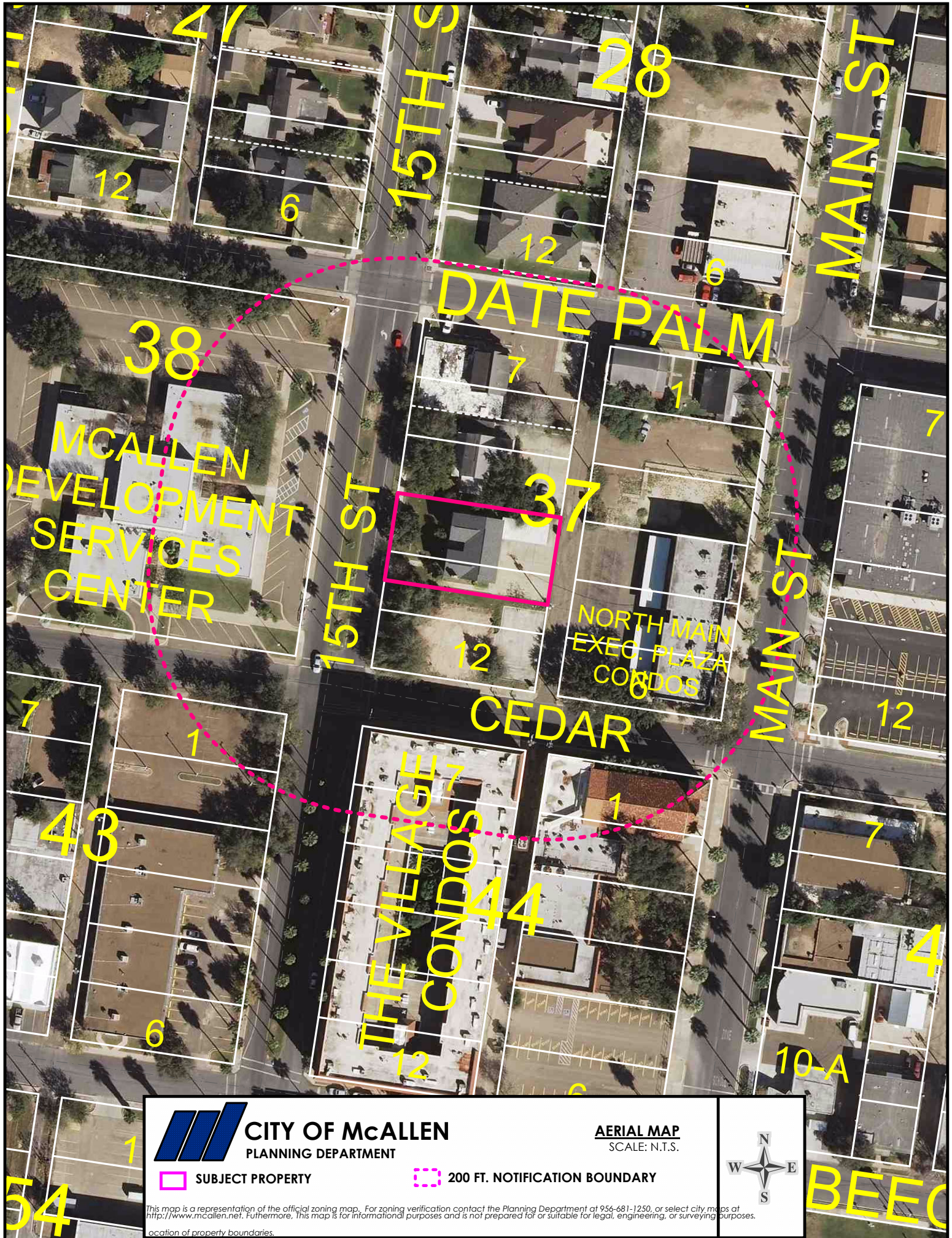
1/4 MILE RADIUS



ZONING LEGEND

A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPEX-FOURPLEX)	R-3I (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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CITY OF McALLEN
PLANNING DEPARTMENT

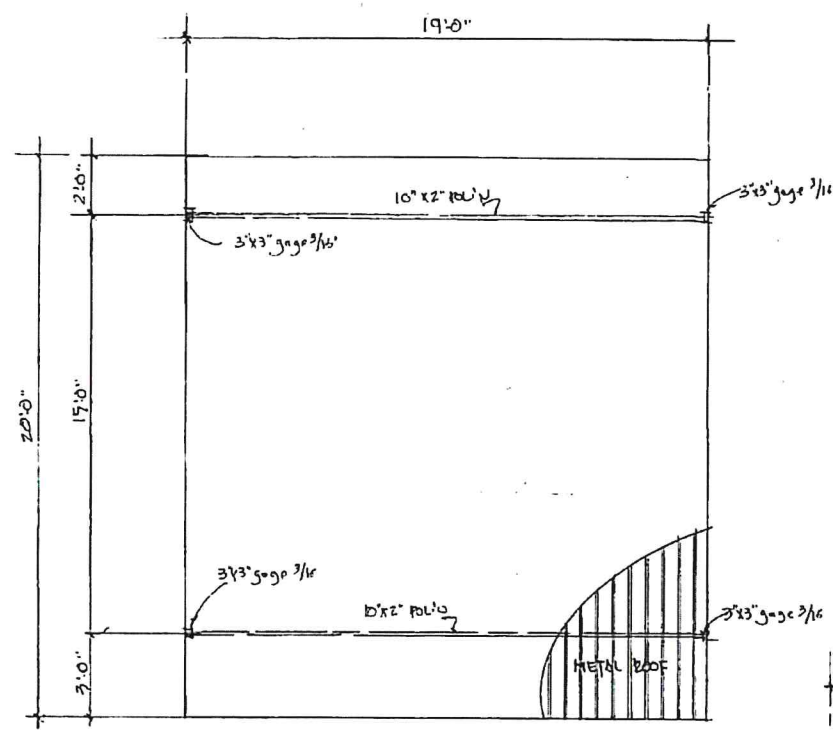
AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

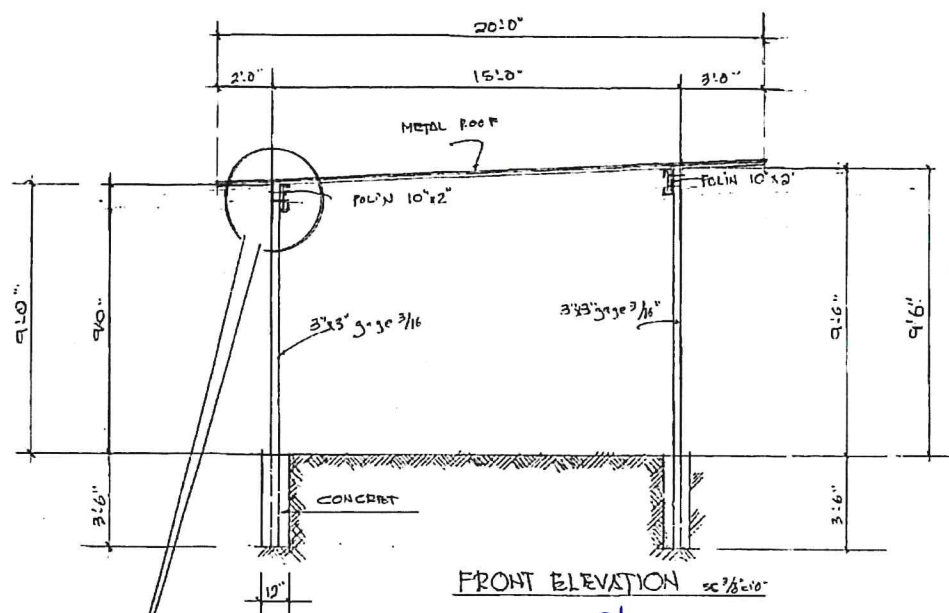
 200 FT. NOTIFICATION BOUNDARY



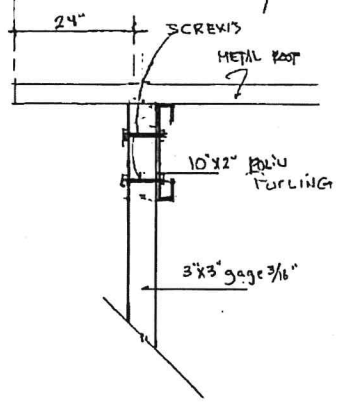
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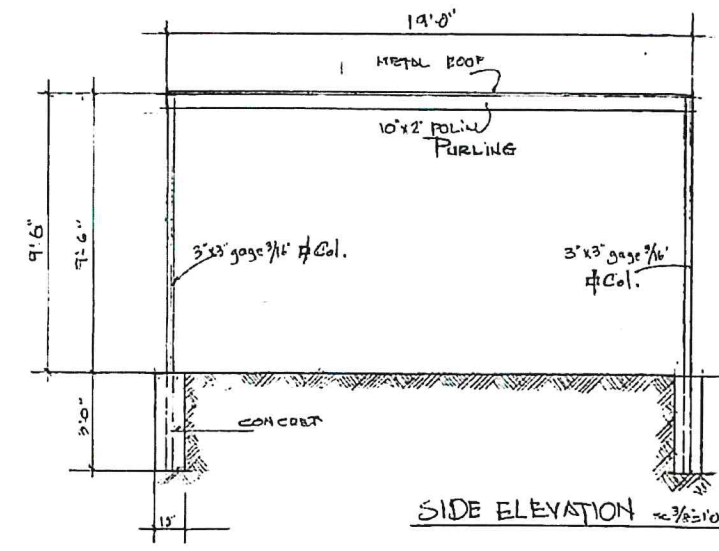
FLOOR PLAN $\approx 3/8"=1'$
60P. 380 SF



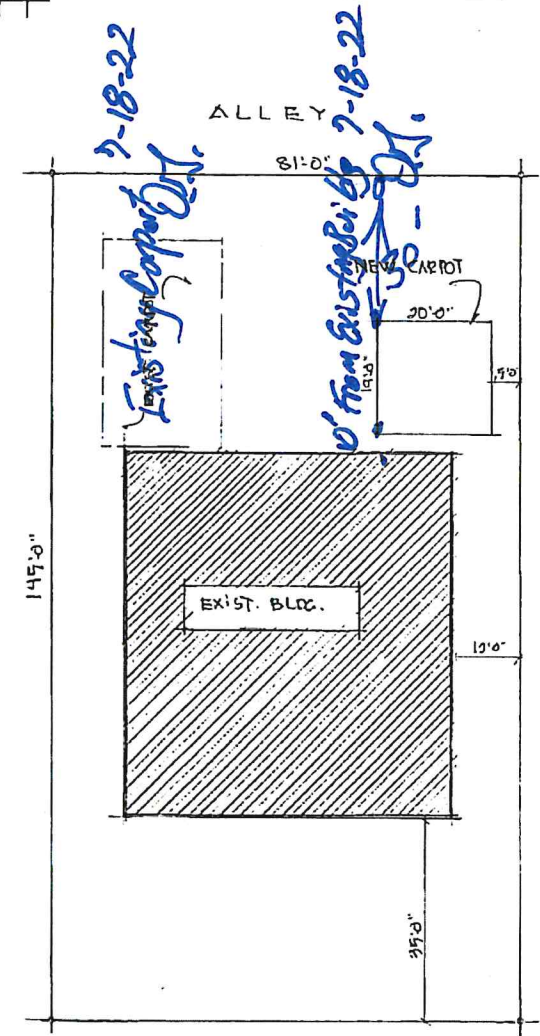
FRONT ELEVATION $\approx 3/8"=1'$



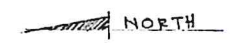
DETAIL $\approx 1/4"=1'$



SIDE ELEVATION $\approx 3/8"=1'$



SITE PLAN $1/500$
308 N 15th St. McAllen TX




MEYER & GUERRERO, L.L.P.
ATTORNEYS AT LAW
MARLANE A. MEYER
DAVID J. GUERRERO
308 N. 15th St.

NOTICE
CERTIFICATE OF
APPROPRIATENESS
FOR
THIS PROPERTY
CLM2022-0002
CITY OF HOUSTON PLANNING DEPARTMENT
8000 FOSTER ROAD, SUITE 100
HOUSTON, TEXAS 77061
WWW.HOUSTONNET.GOV






MEYER & GUERRERO, L.L.P.
ATTORNEYS AT LAW
MARLANE A. MEYER
DAVID J. GUERRERO
308 N. 15th St.

**NOTICE
CERTIFICATE OF
APROPRIATENESS
FOR
THIS PROPERTY
CLM2022-0002**
CITY OF McALLEN PLANNING DEPT.
950 W. 15TH
WWW.MCALLEN.NET











PLANNING DEPARTMENT



311 N 15th Street McAllen, TX 78501
 Phone: 956-681-1250 Fax: 956-681-1279

2022 CALENDAR

Meetings:

- City Commission
 - ▲ Public Utility Board
 - Planning & Zoning Board
 - Zoning Board of Adjustment
- HPC - Historic Preservation Council

Deadlines:

- D- Zoning/CUP Application
 - N - Public Notification
- * **Holiday** - Office is closed

JANUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
	A-1/18 & 1/19		N-1/18 & 1/19 D-2/1 & 2/2			
9	10	11	12	13	14	15
16	17	18	19	20	21	22
	A-2/1 & 2/2		N-2/1 & 2/2 D-2/16 & 2/17			
23	24	25	26	27	28	29
			HPC			
30	31					
	A-2/16 & 2/17					

FEBRUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N- 2/16 & 2/17 D- 3/28 & 3/3			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
	A-3/2 & 3/3		N-3/2 & 3/3 D-3/16 & 3/17			
20	21	22	23	24	25	26
				HPC		
27	28	29	30	31		
	A-3/16 & 3/17					

MARCH 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N-3/16 & 3/17 D - 4/5 & 4/6			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
			D-4/19 & 4/20			
20	21	22	23	24	25	26
	A-4/5 & 4/6		N-4/5 & 4/6			
27	28	29	30	31		
			HPC			

APRIL 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
	A-4/19 & 4/20		N-4/19 & 4/20 D-5/3 & 5/4			
10	11	12	13	14	15	16
					HOLIDAY	
17	18	19	20	21	22	23
	A- 5/3 & 5/4		N- 5/3 & 5/4 D-5/17 & 5/18			
24	25	26	27	28	29	30
			HPC			

MAY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
	A- 5/17 & 5/18		D: 6/1 & 6/7 N-5/17 & 5/18			
8	9	10	11	12	13	14
15	16	17	18	19	20	21
	A-6/1 ZBA		N-6/1 ZBA D-6/15 & 6/21			
22	23	24	25	26	27	28
	A-6/7 PZ		HPC		A-6/15 ZBA	
29	30	31				
	HOLIDAY					

JUNE 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			N-6/15 ZBA D-7/6 & 7/7			
5	6	7	8	9	10	11
	A-6/21 P&Z		N-6/21 P&Z			
12	13	14	15	16	17	18
			D-7/19 & 7/20			
19	20	21	22	23	24	25
	A-7/6 & 7/7		N-7/6 & 7/7			
26	27	28	29	30		
			HPC			

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2022 CALENDAR

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-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council

Deadlines:

- D- Zoning/CUP Application
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JULY 2022

AUGUST 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
					A-7/19 & 7/20	
3	4 HOLIDAY	5	6 N-7/19 & 7/20 D-8/2 & 8/3	7	8	9
10	11 ●	12 ▲	13	14	15	16
17	18 A-8/2 & 8/3	19 ■	20 N-8/2 & 8/3 D-8/16 & 8/17	21	22	23
24	25 ●	26 ▲	27 HPC	28	29	30
31						

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 ■	3 N- 8/16 & 8/17 D-9/7 & 9/8	4	5	6
7	8 A- 8/16 & 8/17 ●	9 ▲	10	11	12	13
14	15	16 ■	17 D-9/20 & 9/21	18	19	20
21	22 ●	23 ▲	24 N-9/7 & 9/8	25 HPC	26	27
28	29	30	31			

SEPTEMBER 2022

OCTOBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
					A-10/20 & 10/21	
4	5 HOLIDAY	6	7 N-9/20 & 9/21 D-10/4 & 10/5	8	9	10
11	12 ●	13 ▲	14	15	16	17
18	19 A-10/4 & 10/5	20 ■	21 D-10/18 & 10/19 N-10/4 & 10/5	22	23	24
25	26 ●	27 ▲	28 HPC	29	30	

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 ■	5 N-10/18 & 10/19 D-11/1 & 11/2	6	7	8
9	10 A-10/18 & 10/19 ●	11 ▲	12	13	14	15
16	17 A- 11/1 & 11/2	18 ■	19 N- 11/1 & 11/2 D-11/16 & 11/17	20	21	22
23	24 ●	25 ▲	26 HPC	27	28	29
30	31 A-11/16 & 11/17					

NOVEMBER 2022

DECEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 ■	2 N-11/16 & 11/17 D-12/6 & 12/7	3	4	5
6	7	8	9	10	11	12
13	14 ●	15 ▲	16 ■	17	18	19
20	21 A-12/6&12/7	22	23 N-12/6 & 12/7	24 HOLIDAY	25	26
27	28 ●	29 ▲	30			

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 ■	7 HPC D-1/3 & 1/4 N- 12/20& 12/21	8	9	10
11	12 A-12/20 & 12/21 ●	13 ▲	14	15	16	17
18	19	20 ■	21 D-1/17 & 1/18 N- 1/3 & 1/4	22	23 HOLIDAY	24
25	26 HOLIDAY	27	28	29	30	31

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

HISTORICAL PRESERVATION COUNCIL

2022 ATTENDANCE RECORD

	1/26/2022	2/25/2022	3/23/2022	4/20/2022	4/27/2022	05/25/2022	7/27/2022	8/25/2022	9/28/2022	10/26/2022	11/07/2022	12/07/2022
Joe Averill, Jr. - Chair	P											
JOHNNY CISNEROS - VC	A	A	P	A	P	A						
DR. JACLYN MILLER -VC	A	P	A	A	A	P	N M				N M	
TRISHA SCOTT	A	P	P	A	P	A	N M				N M	
ORLANDO GUTIERREZ- CHAIRPERSON	P	P	P	P	P	P	N M				N M	
DAVID E. CAZARES	A	A	A	P	A	A	N M				N M	
DANNY BOULTINGHOUSE		P	A	P	P	P	N M				N M	
ODETTE MACDONALD		P	P	A	P	P	N M				N M	

P – PRESENT
A – ABSEN
RS - RESIGNED
* NO QUORUM
** NO MEETING

04/20/2022 – NO QUORUM

ON MAY 25, 2022 WE HAD ELECTIONS FOR CHAIRPERSON & VICE-CHAIRPERSON.