

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

The Historic Preservation Council convened in a meeting on Wednesday, June 30, 2026 at 12:06 p.m. at the McAllen Development Center – 311 N. 15th Street – Executive Conference

Present:	Carolina Civarolo	Chairperson
	Michael Hovar	Vice-Chairperson
	Marc Millis	Member
	Daniel Padilla	Member
	Jesus De Leon	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 April 1, 2026

Mr. Daniel Padilla **moved** to approve the minutes. Mr. Jesse De Leon **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 standards in the Historic District.

Mr. Forghanparast stated that at the last meeting there was discussion about the fences in the Historic District. The Council appointed a subcommittee and made some recommendations for staff to work on some numbers. If everything was fine or if any revisions were needed, then for the final decision a possible adoption of the new guidelines for the Historic District. He stated that on the first page of the packet, there were some recommendations and the following pages were the attachments. Mr. Forghanparast stated on Section 6-8 of the guidelines regarding fences stated that 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. Fencing shall not be constructed at the front yard. Another section of the guidelines for fencing requirements Section 7-22, the construction of new fencing should be limited to the rear yard. Low-lying walls as illustrated here are appropriate surrounding small patios at the front and side yards, as well as along the property line between adjacent properties. Fencing and low-lying walls were not recommended along the front yard, abutting the sidewalk, or along the side property line that meets the street for corner lots. Sections 6-9 and 7-20 are the landscaping design. There was no specific verbiage that needed to be changed. There was a property that had the landscaping where the house was not visible. If the Council wanted to consider something to be added to those sections, it would go in those guidelines. Mr. Forghanparast stated there would be discussion on Chapter 4 of the UDC for the

outdoor lighting there had been some concerns about it in the Historic District. On page 107 of the UDC number two it states all new and replacement light fixtures shall be full cutoff, except that light sources not exceeding 500 lumens for individual light fixtures 150 lumens for individual lights in a light string (e.g., patio lights), and 3,000 Kelvin in color temperature are not required to be full cutoff. For cutoff light fixtures, refer to Figure 4.8.5-1.

Mr. Millis asked staff what was a cutoff light. Staff referred to the diagram that was provided to the members from page 107 of the UDC.

Mr. Forghanparast referred recommendations on the design standards for fencing and walls. New fences should take guidance from adjacent properties but should not attempt to mimic them. Chairperson Civarolo asked about chain link fences. Staff stated chain link fences were not permitted which was going to be included in the ordinance.

Vice-Chairperson Hovar stated he did not know mimicking a fence might be so much of a problem. He referred to San Antonio's guidelines; one property looked almost the same one next to another. Staff stated the reason he did the mimicking was that if you have a property one side that had a wooden picket fence and on the other side, they had a wall and a middle fence how would one ask to mimic it, because there were two contradicting types of fences. Staff stated that the wording could be changed for the requirements. The Council recommended to encourage matching the architectural style of the house.

Council members agreed that a parapet should not exceed 1 foot 6 inches in height for the base of the wall.

Next item would be for the width of the columns. Staff came up with a measurement that it should not exceed 16 inches. He showed the different houses with different columns width sizes. Vice-Chairperson Hovar stated it was all about proportion to lot size and the depth size to the scale of the home. Council members decided for the width of the columns to be 12-24 inches and the distance between them to be proportional to the lot size and scale of the house.

Staff recommended that the height of the columns should not exceed 5 feet 6 inches in height. Mr. Forghanparast showed examples of the columns from different homes in the Historic District. He stated most other cities do not allow 5 feet. They were limited to maximum of 4 feet. Residents wanted it higher for security reasons. Council members agreed to the maximum 5 foot in height for the columns.

They also stated that the distance between columns to the height should follow at least 2:1 ratio.

Next items would be for the light fixtures. Mr. Forghanparast stated he proposed light fixtures must not be higher than 6 feet measured from the top of the sidewalk and to comply with the UDC requirements. He spoke with the electrician and of the house at 704 N. 15th Street and asked about the lighting specs. The electrician stated he used the A19 LED lights, 3000 Kelvin and the 40W equivalent, which complied with UDC. After discussion on the lighting going with UDC, Council members decided on the proportionality, number of fixtures and type of bulb. Concerning landscaping, Council members stated was to not obstruct the view of the house no more than 50% of the fence from ground level at any point along the front and one for general landscaping.

Mr. Forghanparast discussed about the upcoming meeting dates. Dates would be for July 30,

Mr. Forghanparast stated information to Council members about concerns on the old J.C. Penney building. They were covering the windows from inside. They were changing the interior layout. A Stop Work Order had been issued.

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 five members present and voting. The meeting was adjourned at 1:27 p.m.

ATTEST Carmen White
Carmen White

Carolina Civarolo
Chairperson