

**CITY OF LAREDO  
CITY COUNCIL MEETING  
CITY COUNCIL CHAMBERS  
1110 HOUSTON STREET  
LAREDO, TEXAS 78040  
5:30 P.M.**

M99-R-03

M I N U T E S

JANUARY 25, 1999

**I. CALL TO ORDER**

With a quorum present Mayor Elizabeth G. Flores called the meeting to order.

**II. PLEDGE OF ALLEGIANCE**

Mayor Elizabeth G. Flores led in the Pledge of Allegiance.

**III. ROLL CALL**

IN ATTENDANCE:

Elizabeth G. Flores,	Mayor
Alfredo Agredano,	Councilmember, District I
Louis H. Bruni,	Councilmember, District II
Eliseo Valdez, Jr.	Councilmember, District V
Joe A. Guerra,	Councilmember, District VI
Mario G. Alvarado,	Councilmember, District VII
Consuelo Montalvo,	Councilmember, District VIII
Gustavo Guevara, Jr.,	City Secretary
Florencio Pena, III,	City Manager
Jerry Bruce Cain,	Asst. City Attorney

Absences:

Motion to excuse Cw. Moreno and Cm. Galo.

Moved : Cm. Valdez

Second: Cm. Agredano

For: 6

Against: 0

Abstain: 0

**IV. MINUTES**

1. City Council Meeting, November 23, 1998  
Special City Council Meeting, January 12, 1999

Motion to approve.

Moved : Cm. Bruni

Second: Cm. Valdez

For: 6

Against: 0

Abstain: 0

**V. INTRODUCTORY ORDINANCE**

2. Authorizing the City Manager to execute a lease with Alamosa PCS, LLC, a Corporation for a lease at the Del Mar water tower located on 6.7 acres out of Block 13, Del Mar Section 1A, Laredo, Webb County, Texas, To collocate cellular antennas and related equipment for use in connection with its communications business.
  1. Term of the lease is ten (10) years commencing on February \_\_\_\_, 1999 and ending February \_\_\_\_, 2009, with an option for three (3) successive renewal terms of five (5) years.
  2. The annual base rent shall be \$7,200.00 each year during the term of the lease and will be adjusted on each anniversary of the Consumer Price Index, providing for effective date.

Ordinance Introduction: City Council

3. Authorizing the City Manager to execute a lease with Ser Jobs for Progress Southwest Texas, Inc., for approximately 1,600 square feet constituting Suite #2 in Building 134 located at 4603 Maher Avenue at the Laredo International Airport.
  - 1) Lease term is approximately for one consecutive year commencing on January 1, 1999 and ending on December 31, 1999.
  - 2) Monthly rent shall be \$1,418.00.

Ordinance Introduction: City Council

4. Authorizing the City Manager to execute a lease agreement with Ser Jobs for Progress Southwest Texas, Inc., for approximately 6,102 square feet constituting the North Section of Building 134 located at 4603 Maher Avenue at the Laredo International Airport.
  - 1) Lease term is for one consecutive year commencing on December 1, 1998 and ending on November 30, 1999.
  - 2) Monthly rent shall be \$5,232.00.

Ordinance Introduction: City Council

5. Amending Article XII, Transit System, Division 4, Transit Center of Chapter 19, be revised by amending Section 19-601 (B) and by adding new subparagraph (C) parking fees for City employees, (D) parking fees for special events, and (e) parking fees for quarterly rental and providing for

effective and publication date.

Ordinance Introduction: City Council

**VI. FINAL READING**

**Internet Available: <http://www.cityoflaredo.com>**

Motion to waive the final reading of ordinances #99-O-012, #99-O-013, #99-O-014, #99-O-015, #99-O-016, #99-O-017, #99-O-018, #99-O-019, and #99-O-020.

Moved : Cm. Alvarado  
Second: Cm. Agredano  
For: 6

Against: 0                      Abstain: 0

- 6. 99-O-012 Ordinance authorizing the City Manager to execute a lease agreement between the City of Laredo and the County of Webb on behalf of the Laredo-Webb County Community Action Agency.
  - 1) Term of the lease shall be one (1) year.
  - 2) The annual rent payment of \$1.00 per year with an automatic renewal option for the property legally described as Block 912, Western Division, City of Laredo, Webb County, Texas. (City Council)

Motion to approve Ordinance #99-O-012.

Moved : Cw. Montalvo  
Second: Cm. Guerra  
For: 6

Against: 0                      Abstain: 0

- 99-O-013 Ordinance authorizing the City Manager to execute a lease agreement with Webb County for approximately 480 square feet constituting Suite #26 of Building No. S-1 located at 1718 E. Calton Road at the Laredo International Airport.
  - 1) Lease term is for one year commencing on October 1, 1998 and ending on September 30, 2000.
  - 2) Monthly rent shall be \$552.00 and will be adjusted annually during the primary and extension terms of this lease according to changes in the Consumer Price Index. (City Council)

Motion to approve Ordinance #99-O-013.

Moved : Cw. Montalvo  
Second: Cm. Guerra  
For: 6

Against: 0                      Abstain: 0







**VIII. MOTIONS**

- 9. Consideration of a refund of property tax to the following company:
  - a. Laredo Newspapers in the amount of \$634.17 due to a clerical error, Section 25.25 of the Texas Property Tax Code (over assessed value) as per Supplement 16, Cause #98-5426 approved by the Webb County Appraisal Review Board.

Motion to approve.

Moved : Cm. Bruni  
 Second: Cm. Agredano  
 For: 6

Against: 0                      Abstain: 0

- 10. Authorizing the City Manager to enter into an Interlocal Government Agreement between the City of Laredo and Webb County regarding the mutual aid law enforcement task force during the 4th Annual Crime Stoppers Menudo Bowl.

Motion to approve.

Moved : Cm. Bruni  
 Second: Cm. Agredano  
 For: 6

Against: 0                      Abstain: 0

**IX. CITY MANAGER'S REPORT**

- 11. Presentation and affirmation of the 2nd Year Street Recycling Project to advise the Mayor and the City Council of the proposed list of streets and solicit input as to changes which may be necessary, and to submit said list to utility companies for scheduling of work required.

City Manager Pena said that this item was discussed in the last council meeting and he had asked council that it was very important to get these streets agreed upon so that the utility companies can get their utility work done so that by February we'll be ready to proceed.

Rogelio Rivera, Engineering Director, made the presentation before council. He said the list of streets is the same as before except that there was a question about Chevy Chase and Villa Way. He said that those street have been added to the list, but by mistake they had attached a list of a previous revision, but that these two streets have been added already. There are a total of 176 blocks for the second year.

The list is as follows:

2-Year Street Recycling Program  
Proposed 1999-2000 Street Recycling Project

Street Name	District	No. of Blocks
San Salvador (U.S. 83-Texas)	I	3
Blue Bonnet (Century Blvd.-Cul-de-sac)	I	3
Marigold Cr. (Blue Bonnet-Cul-de-sac)	I	3
Tulip Cr. (Blue Bonnet-Cul-de-sac)	I	3
Barrios (U.S. 83-New York)	I	5
Palo Blanco (Martin-Canada)	I	6
Louisiana (Zacatecas-Palo Blanco)	I	3
Subtotal		26
Mier (Moreno-Arkansas)	II	6
Jarvis (Lyon-Montgomery)	II	6
Martin (Elm-Lyon)	II	4
Milmo (Elm-Lyon)	II	4
Villa Way (Milmo-Texas) (See Note 1)	II	1
Subtotal		21
Guerrero (Milmo-Loring)	III	11
Aldama (Hwy 83-Malinche)	III	6
Logan (Garfield-Galveston)	III	2
Guatemozin (McClelland-Stone)	III	2
Corpus Christi (Cedar-Hendricks) See Note 2	III	3
Corpus Christi (McPherson-Seymour) See Note 2	III	3
Corpus Christi (Buena Vista-Urbahn) See Note 2	III	1
Subtotal		28
Poggenpohl (San Dario-San Leonardo)	IV	5
San Jose (Springfield-McPherson)	IV	8
Monterrey Ave. (Locust-Gustavus)	IV	10
Subtotal		23
NorthPoint Dr. (W.Calle Del Norte-E. Calle del Norte)	V	7
St. James Dr. (Calle del Norte-Weatherwood Dr.)	V	2
St. James Dr. (Winchester-Marten)	V	6.5
Conrad Dr. (St. James Dr.-Manor)	V	3
Winchester Dr. (Manor-St. James)	V	3
Monterrey Ave. (Ash-Locust)	V	2
Subtotal		23.5
Winchester Dr. (Nye-Manor)	VI	3

Nye Dr. (Winchester-Cul-de-sac)	VI	1.5
Wimberly Rd. (Lindenwood-Idylwood)	VI	2
Andrews (Lindenwood-Eden)	VI	5
Manor (Fenwick-McPherson Rd.)	VI	4
Chevy Chase Dr. (Fenwick-McPherson Rd.) (See Note 3)	VI	3
Subtotal		18.5
Ugarte (San Bernardo-Santa Ursula)	VII	1
Boston (Convent-Santa Ursula)	VII	4
Farias (Santa Ursula-R.R. Tracks)	VII	9
Ortiz (Santa Maria Ave.-Santa Ursula)	VII	7
Subtotal		21
Garza (Convent-Santa Ursula)	VIII	4
Garcia (Main-Santa Maria)	VIII	2
Santa Rita (Washington-Moctezuma)	VIII	1
Santa Cleotilde (Washington-Moctezuma)	VIII	1
Main (Washington-Moctezuma)	VIII	1
Davis (Washington-Moctezuma)	VIII	1
Flores (Washington-Moctezuma)	VIII	1
San Eduardo (Matamoros-Iturbide)	VIII	1
Subtotal		15
GRAND TOTAL		176.0

- Notes: 1. Streets added per Council Action on October 5, 1998  
 2. Streets added per Council Action on November 23, 1998  
 3. Streets added per Council Action on December 7, 1998

He added that there was also discussion in reference to Meadow Avenue (south of the Chacon Bridge). They did look at that location and they feel that the asphalt in that area is still in fair shape. The only thing there, is that there are many patches that need to be addressed, repaired, or redone by Public Works.

They also looked at the Retama streets which need the same thing, there are some patches that need to be redone. He added that there are some areas where the overlay has peeled off and those areas need to be patched.

They would need to come back on Retama II and do some drainage study because they find that the overlay work done has in fact conflicted with the drainage patterns of the subdivision and they probably need to do a complete drainage study of the area before they go out there and tear up the streets and repave them.

Cm. Valdez wants the City Manager to take note of the needs in those areas as far as the drainage study that needs to be done this upcoming year. He concluded by saying that for right now, they can work on the overlays, try to smooth them out as best as possible, and have the water circulate the way it should in order that it drain properly.

Mr. Rivera said they also received a request from Cm. Guerra to look at three or four blocks at Laurel Drive. He said they have 176 on the second year and the budget is very tight. They are recommending that maybe it can be placed at the third year and/or maybe at a subsequent year if that street can hold up for another year or so.

Mr. Pena stated that council instructed them to allocate \$750,000 a year for street recycling, if in August when budgets hearings are held and if it appears they can increase that amount to do more then they will, but for right now the three year plan is based on \$750,000 which is council's election.

Cm. Guerra said the Laurel Drive request was on his original request.

Mayor Flores asked that the City Engineer or the City Manager get together with Cm. Guerra and look into the issue tomorrow.

Cm. Guerra said he will find his notes and advise Mr. Pena in reference to this issue tomorrow so then he can advise Mr. Rivera in order to keep the meeting moving.

Mr. Rivera asked for some kind of approval so that they can notify the utility companies pending Cm. Guerra's last item.

Mr. Pena explained that the Utilities Department is going to proceed doing work in the majority of these streets. The budget is not approved yet for these streets but as they prepare the budget in July or August, if it appears that council wants to amend some of the streets they will do that at that time because they still have August and at least these streets which have utility work would have proceeded.

Motion to proceed with proposed list of streets and to submit said list to the utility companies for scheduling of work required.

Moved : Cm. Agredano  
Second: Cw. Montalvo  
For: 8

Against: 0                      Abstain: 0

12. Status report regarding Ryder/ATE proposal for management of Transit Management services and discussion of the City's proposal for creation of a non-profit corporation to replace private management, and possible action.

Motion to table indefinitely.

Moved : Cm. Bruni

Second: Cm. Alvarado

For: 6

Against: 0

Abstain: 0

## X. COMMUNICATIONS

- a. Presentation by Curtis Grace and Yvonne Moreno, H.E.B. Directors on their 70th Anniversary Celebration on January 30, 1999 at all H.E.B. locations.

Mr. Curtis Grace and Mrs. Moreno representing H.E.B. publicly announced the 70th Anniversary Celebration for the 70 years of service in Laredo and which will be held on January 30, 1999 at 10:00 a.m. They publicly thanked the Mayor, City Council-members, and the Community for their loyal support and invited everyone to the downtown store on Farragut on January 30th.

- b. Cm. Guerra read a letter signed by Rosalinda Ramos, Manager of the Laredo Manor Apartments for the record as follows:

"Dear Mr. Guerra,

On behalf of the Laredo Manor Apartments, we would like to wish you, your family, and staff a happy, healthy, and prosperous New Year. At this time we would like to take the opportunity to thank you for the donation of toys that you gave to our kids. For those needy children that received a gift from you will always remember this one act of kindness that someone did for them. They joy that the children expressed was impossible to describe.

Futhermore, our community is always willing to assist you at any time that you may need anything. Again, thank-you from behalf of the residents, children, and management. Enclosed is a copy of our newsletter, to keep you informed of the action here."

Cm. Guerra said that Mayor Flores is really the person that made this whole thing possible for him because she was the one that

donated the toys.

Mayor Flores said these were toys that came in through the Marines for the City of Laredo and for her to distribute, but she thought that as Community Representatives each Councilmember should take the opportunity to distribute them to their constituents.

- c. Mayor Flores announced that Aero Literal who was having a reception on Thursday has had to reschedule so the reception will be rescheduled for another time.
- d. In another note, Mayor Flores said she received a letter from Medina Cooperative that reads as follows:

"Recently, the members of Medina Electric Cooperative, Inc. elected for the Cooperative to be exempt from rate, regulation, as provided in Section 2.2011 of the Public Utility Regulatory Act of Texas (PURA). The Public Utility Commission of Texas has confirmed this election and certified that the Cooperative is deregulated for ratemaking purposes. A copy of the Commission's certification accompanies this letter.

In the future, the Cooperative will implement rate changes as may be approved by its boards or directors. The City is no longer required to review or take action upon rate changes approved by the Cooperative. Cities no longer have jurisdiction over the Cooperatives rates. (PURA 5 2.2011(b)).

If you have any questions concerning this matter, please don't hesitate to contact me."

- e. Mayor Flores also read a letter from Ms. Lali Martinez, President/Educator from the Lupus Foundation as follows:

"Honorable Mayor Flores:

I am writing you today regarding a letter I mailed to you back in September of 1998. The letter was requesting the donation of the Civic Center Ballroom for our 2nd Annual Lupus Walk-A-Thon. I went and spoke to the woman in charge yesterday and I see that you have not responded to the date of March 21, 1999, which was previously set aside, pending your approval.

The reason for this 2nd letter is to inform you that we will no longer need the facility and with great regret we will not be having another Walk-A-Thon this year till further notice. Since nothing has yet transpired, I hope it's not an inconvenience.

We hope to be able to count on you in the future.

Since coordinating The Lupus Foundation (Laredo Branch Chapter) in 1996. We have worked diligently in attempts to increase awareness and support for the cause of Lupus not only in Laredo, but our surrounding cities.

Unfortunately, the reality is that Lupus presently attracts little support outside the circle of family and friends directly touched by the disease. So that is why Lupus has not received its "fair share" of the support that it so desperately needs. As the cases continue growing in Laredo. The Foundations' needs continue to grow as well.

Anyone can get Lupus and there is no way to prevent this life-threatening disease. Education into this disease continues to be our top priority for this Foundation. Rheumatologists in San Antonio estimate that by the number of Hispanic population in Laredo, there will be 100 new cases of Lupus developing each year. So unless the public's perception changes and Lupus is given a higher importance, than what it's currently given to other more widely supported diseases, many of which have lower levels of incidence, all our efforts are in vain.

What does the public not understand about Lupus?

Fact: That Lupus discriminates, hitting minorities hard. Lupus is prevalent in African Americans, Native Americans, Asians, Latinos and Hispanics more the Caucasian.

Fact: Medical costs to treat Lupus drain resources of patients, families, and employers.

Fact: Government support for Lupus related research is small in relationship to the amount allocated on a per patient basis for other major diseases. Legislation calling for increased federal research funds previously has languished because there was insufficient public outcry for action. Congressional Leaders have not given Lupus a high funding priority, despite its prevalence.

Unfortunately, the devastating nature of Lupus is not recognized by the public, largely due to the confusing symptoms like fever, aches, fatigue, and pain. Lupus has all the ingredients for public apathy: it does not "show," it's episodic, chronic, and unpredictable. The fact remains that Lupus can kill and treatments for Lupus often times are known to have worst side effects than the disease itself.

We need to stop dismissing the pain and suffering of people with

Lupus as minor inconvenience. We need to stop looking at women with Lupus as whiners, complainers and hypochondriacs. We need to stop wishing Lupus patients would simply "be glad it's not cancer" and start taking their pain more seriously. We need to start working together to help Lupus patients find a cure.

In the meantime we will continue along in our fight, our fight against Lupus!"

Mayor Flores concluded by saying that in the meantime Ms. Lali Martinez will continue her fight and she hopes that they will be able to reorganize again and get some community support.

#### **XI. CITY COUNCIL PRESENTATION AND DISCUSSION**

##### **13. Requests by Mayor and City Council members for presentation and discussion.**

###### **A. Request by Council member Joe A. Guerra**

1. Confirmation of appointee, Tomas Vaughn to the Citizens Environmental Committee.

Motion to appoint Tomas Vaughn to the Citizens Environmental Committee.

Moved : Cm. Agredano

Second: Cm. Bruni

For: 6

Against: 0

Abstain: 0

###### **B. Request by Council member Mario G. Alvarado**

1. Status report from Public Works Department on the school drop off project with Laredo Independent School District and the City, with possible action.

Oscar Medina, Assistant Public Works Director, reported that the Farias Elementary project is a sizeable project, and that this is about a \$250,000.00 project. They started back in November and added that it will be done in three phases.

Phase I being the Ortiz Street addition which about a block long with a circle at the end. This phase is 100% complete.

Phase II is the main parking lot which is about 50% of the

job. They have done curb and gutter work, they have done the black base work, and it's about 75% complete. They have to go back and do some islands. A change order has been issued for an ADA ramp that needs to be added. They should finish this (including the paving) within 30 days. The Traffic Department will do the stripping for this phase.

Phase III is the parking lot along Chicago Street. This also includes a high back curb (the length of the school along Chicago). This is about 25% of the job, but they will probably not get to this phase until May because they have to do the street recycling and Project 60 first. Since the street recycling is done by an outside company, they have to work with that job and then go back and finish the third phase.

Cm. Valdez asked if they have the additional funds in the change order or do they need any additional funds at this time.

Mr. Medina answered that engineering is doing those arrangements, but that it's only \$2,000-\$3,000 at the most.

Luis Landin, Traffic Director, stated that the Traffic Department is working in coordination with Public Works and they are ready to strip the area as soon as they finish.

## **XII. PUBLIC HEARINGS**

14. Public hearing concerning an application by Arnulfo Santos Jr., Owner and Manuel Garcia Jr., Applicant amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the Lot 1, Block 1, Ejido Subdivision, located at 3301 Santa Barbara St., from R-3 (Mixed Residential District) to B-1 (Limited Business District). The P & Z Commission recommends denial of this item.

### **INTRODUCTION OF AN ORDINANCE**

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the Lot 1, Block 1, Ejido Subdivision, located at 3301 Santa Barbara St., from R-3 (Mixed Residential District) to B-1 (Limited Business District).

Motion to open the public hearing.

Moved : Cm. Bruni  
Second: Cw. Montalvo  
For: 6

Against: 0

Abstain: 0

Cm. Agredano said that when this application was applied for they had applied for a convenience store and that it is not for a convenience store, but for a beauty salon. He wants to see if they can give a conditional use permit for this item.

Keith Selman, Planning Director, made the presentation before council and said that on their application, it was applied for a convenience store, but somehow there was some miscommunication, but that a B-1 would be the zoning that would be required for either salon or convenience store. They do not recommend a B-1 type use at this location, because this area is well defined with residential activities or residential uses and this would be an intrusion into those activities plus there is traffic diverting in the area.

Mr. Manuel Garcia said they will be selling beauty items and was asking for a B-1 zone.

Motion to close the public hearing; override P&Z; and introduce as a Conditional Use Permit.

Moved : Cm. Agredano  
Second: Cw. Montalvo  
For: 6

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Agredano

- 15. Public hearing concerning an application by Juan Aviles amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the north 43 feet of Lots 3 and 4, Block 1022, Eastern Division, located at 3402 S. Buena Vista Ave., from R-3 (Mixed Residential District) to B-3 (Community Business District). The Planning and Zoning Commission recommends approval of this item.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the north 43 feet of Lots 3 and 4, Block 1022, Eastern Division, located at 3402 S. Buena Vista Ave., from R-3 (Mixed Residential District) to B-3 (Community Business District).

Motion to open the public hearing.

Moved : Cm. Bruni

Second: Cm. Alvarado

For: 6

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce.

Moved : Cm. Agredano

Second: Cm. Bruni

For: 6

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Agredano

- 16. Public hearing concerning an application by Miguel A. Gutierrez amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3, Block 1578, Eastern Division, located at 2605 Boulanger St., from B-1 (Limited Business District) to R-3 (Mixed Residential District). The Planning and Zoning Commission recommends approval of this item.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3, Block 1578, Eastern Division, located at 2605 Boulanger St., from B-1 (Limited Business District) to R-3 (Mixed Residential District).

Motion to open the public hearing.

Moved : Cm. Bruni

Second: Cw. Montalvo

For: 6

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce.

Moved : Cm. Agredano

Second: Cm. Bruni

For: 6

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Agredano

- 17. Public hearing concerning an application by Cielito Lindo, Ltd., applicant and Rosendo Carranco, owner amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 10.57 acres

(Tract I) as further described by metes and bounds, located in south Laredo, east of U.S. 83, also known as the "Link Ranch", from B-1 (Limited Business District) to B-3 (Community Business District). The Planning and Zoning Commission recommends approval of this item.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 10.57 acres (Tract I) as further described by metes and bounds, located in south Laredo, east of U.S. 83, also known as the "Link Ranch", from B-1 (Limited Business District) to B-3 (Community Business District).

There was no public input.

Motion to open the public hearing.

Moved : Cm. Bruni

Second: Cm. Agredano

For: 6

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce.

Moved : Cm. Agredano

Second: Cm. Bruni

For: 6

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Agredano

- 18. Public hearing concerning an application by Cielito Lindo, Ltd., applicant and Rosendo Carranco, owner amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 1.78 acres, (Tract II) as further described by metes and bounds, located in south Laredo, east of U.S. 83, also known as the "Link Ranch", from B-1 (Limited Business District) to B-3 (Community Business District). The Planning and Zoning Commission recommends approval of this item.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 1.78 acres, (Tract II) as further described by metes and bounds, located in south Laredo, east of U.S. 83, also known as the "Link Ranch", from B-1 (Limited Business District) to B-3 (Community Business District).



Ordinance Introduction: Cm. Agredano

- 20. Public hearing concerning an application by Cielito Lindo, Ltd, applicant and Rosendo Carranco, owner amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 1.69 acres (Tract IV), as further described by metes and bounds, located south of Laredo, east of U.S. 83, also known as the "Link Ranch", from B-3 (Community Business District) to R-1A (Single Family Reduced Area District). The Planning and Zoning Commission recommends approval of this item.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 1.69 acres (Tract IV), as further described by metes and bounds, located south of Laredo, east of U.S. 83, also known as the "Link Ranch", from B-3 (Community Business District) to R-1A (Single Family Reduced Area District).

Motion to open the public hearing.

Moved : Cm. Bruni  
Second: Cm. Agredano  
For: 6

Against: 0                      Abstain: 0

There was no public input.

Motion to close the public hearing and introduce.

Moved : Cm. Agredano  
Second: Cm. Bruni  
For: 6

Against: 0                      Abstain: 0

Ordinance Introduction: Cm. Agredano

- 21. Public hearing concerning an application by Cielito Lindo, Ltd, applicant and Rosendo Carranco, owner amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 76.57 acres (Tract V), as further described by metes and bounds, located in south Laredo, east of U.S. 83, also known as the "Link Ranch", from R-3 (Mixed Residential District) to R-1A (Single Family Reduced Area District). The Planning and Zoning Commission recommends approval of this item.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 76.57 acres (Tract V), as further described by metes and bounds, located in south

Laredo, east of U.S. 83, also known as the "Link Ranch", from R-3 (Mixed Residential District) to R-1A (Single Family Reduced Area District).

Motion to open the public hearing.

Moved : Cm. Bruni

Second: Cm. Alvarado

For: 6

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce.

Moved : Cm. Agredano

Second: Cm. Bruni

For: 6

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Agredano

22. Public hearing concerning an application Cielito Lindo, Ltd, applicant and Rosendo Carranco, owner amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 18.17 acres (Tract VII), as further described by metes and bounds, located in south Laredo, east of U.S. 83, also known as the "Link Ranch", from R-3 (Mixed Residential District) to R-1A (Single Family Reduced Area District). The Planning and Zoning Commission recommends approval of this item.

#### INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 18.17 acres (Tract VII), as further described by metes and bounds, located in south Laredo, east of U.S. 83, also known as the "Link Ranch", from R-3 (Mixed Residential District) to R-1A (Single Family Reduced Area District).

Motion to open the public hearing.

Moved : Cm. Bruni

Second: Cm. Agredano

For: 6

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce.

Moved : Cm. Agredano

Second: Cm. Bruni  
For: 6

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Agredano

- 23. Public hearing concerning an application by Cielito Lindo, Ltd. applicant and Rosendo Carranco amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 15.88 acres (Tract IX), as further described by metes and bounds, located in south Laredo, east of U.S. 83, also known as the "Link Ranch", from R-3 (Mixed Residential District) to B-3 (Community Business District). The Planning and Zoning Commission recommends denial of the proposed zone change to B-3 and approval of a zone change to B-1 on this site.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 15.88 acres (Tract IX), as further described by metes and bounds, located in south Laredo, east of U.S. 83, also known as the "Link Ranch", from R-3 (Mixed Residential District) to B-3 (Community Business District).

Motion to open the public hearing.

Moved : Cm. Bruni  
Second: Cm. Agredano  
For: 6

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce the zone change as B-1 as per staff recommendation.

Moved : Cm. Agredano  
Second: Cm. Bruni  
For: 6

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Agredano

- 24. Public hearing concerning an application by Mr. and Mrs. Juan Moreno amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 1.9261 acres, as further described by metes and bounds, located at 4910 E. Saunders St., from B-3 (Community Business District) to B-4 (Highway Commercial District). The Planning and Zoning Commission recommends approval of this item.

## INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 1.9261 acres, as further described by metes and bounds, located at 4910 E. Saunders St., from B-3 (Community Business District) to B-4 (Highway Commercial District).

Motion to open the public hearing.

Moved : Cm. Alvarado

Second: Cm. Agredano

For: 6

Against: 0

Abstain: 0

Ron Whitehawk appeared before the Council to answer any questions and stated that he was in favor of the zone change.

Motion to close the public hearing and introduce.

Moved : Cm. Bruni

Second: Cm. Agredano

For: 6

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Bruni

25. Public hearing concerning an application by Alberto Pena, Owner and Renato Madrigal, Applicant amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 4, Block 898, Eastern Division, located at 405 Meadow Ave., from B-1 (Limited Business District) to B-3 (Community Business District). The Planning and Zoning Commission recommends denial of this item.

## INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 4, Block 898, Eastern Division, located at 405 Meadow Ave., from B-1 (Limited Business District) to B-3 (Community Business District).

Motion to open the public hearing.

Moved : Cw. Montalvo

Second: Cm. Alvarado

For: 6

Against: 0

Abstain: 0

Mrs. Maria Virginia Pena said that they were denied the permit the last time due to the fact that they thought that there was not enough parking space. She said they applying for a permit

for a car lot for eight vehicles and there is enough parking space for the customers and asked for approval of the zone change.

Keith Selman, Planning Director, said that in reference to staff's position, he does not think that the only concern was that of parking, but also the proximity to the bridge, the site visibility of the possibility of increasing commercial activities, and thereby traffic plus stop and go activities in the area were of concern to the commission which was also part of the basis for the recommendation of denial.

Cm. Guerra said that this item falls under Cm. Galo's purview and suggested that since he is not present that the item be tabled for the next meeting.

Motion to close the public hearing and table for next meeting.

Moved : Cm. Guerra

Second: Cw. Montalvo

For: 6

Against: 0

Abstain: 0

26. Public hearing concerning an application by Mike Link, Owner amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2, 3 and 4, Block 1218, Eastern Division, located at 2119 Corpus Christi St., from B-3 (Community Business District) to B-4 (Highway Commercial District). The Planning and Zoning Commission recommends denial of the proposed zone change to B-4 and approval of a Conditional Use Permit for Truck/Trailer Rentals on this site.

#### INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2, 3 and 4, Block 1218, Eastern Division, located at 2119 Corpus Christi St., from B-3 (Community Business District) to B-4 (Highway Commercial District).

Motion to open the public hearing.

Moved : Cm. Agredano

Second: Cm. Bruni

For: 6

Against: 0

Abstain: 0

Keith Selman, Planning Director, outlined the Planning and Zoning's Commission recommendation of denial and approval of a conditional use permit for the current uses and for the addition of the trailer rentals. He said staff does not support the

rezoning north for conditional use permit because the site is heavily used.

Cm. Bruni suggested that they wait on this item until Cm. Galo is present to get input from him.

There was no public input.

Motion to close the public hearing and table the item.

Moved : Cm. Bruni

Second: Cm. Alvarado

For: 6

Against: 0

Abstain: 0

- 27. Public hearing concerning an application by Leticia Quintana amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block 712, Eastern Division, located at 220 S. Loring Ave., from R-3 (Mixed Residential District) to B-1 (Limited Business District). The Planning and Zoning Commission recommends denial of this item.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block 712, Eastern Division, located at 220 S. Loring Ave., from R-3 (Mixed Residential District) to B-1 (Limited Business District).

Motion to open the public hearing.

Moved : Cm. Bruni

Second: Cm. Agredano

For: 6

Against: 0

Abstain: 0

Leticia Quintana, property owner who resides at this address said she requested the zone change, but if not granted she requested a CUP (Conditional Use Permit) because she does not have monies to rent another place and that is why she wants to have it at her residence.

Motion to close the public hearing and table the item.

Moved : Cm. Alvarado

Second: Cm. Agredano

For: 6

Against: 0

Abstain: 0

- 28. Public hearing concerning an application by Jose Manuel Torres and Adolfo Gutierrez amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the south of Lot 3 and Lots 4, 5

and 6, Block 197, Eastern Division, located at 4115 Sanders Ave., from R-3 (Mixed Residential District) to B-4 (Highway Commercial District). The Planning and Zoning Commission recommends denial of this item.

#### INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the south of Lot 3 and Lots 4, 5 and 6, Block 197, Eastern Division, located at 4115 Sanders Ave., from R-3 (Mixed Residential District) to B-4 (Highway Commercial District).

Motion to open the public hearing.

Moved : Cm. Alvarado

Second: Cm. Agredano

For: 6

Against: 0

Abstain: 0

Ron Whitehawk spoke on behalf of Mrs. Maria Torres. He said that on this location there has been a heavy automotive repair shop for 25 years well before zoning was established, however when the city did establish a zoning it created the area as an R-3 even though the use itself is a commercial use. He added that this is the way Mrs. Torres and her family earn their income by either operating and at times leasing to other people part of the building. It is a significant structure and commercial structure. In terms of zoning the reason they asked for a B-4 was because there was no alternative. The ordinance requires that for heavy automotive use it has to be a B-4, if they would have been allowed to put it in a less intensive zone they would have asked for that, but the B-4 is a requirement. He pointed out that there is a B-4 across the street, 1/2 a block to the north there is a full block with a CUP which is Leyendecker Construction Company, plus there is also is an automotive repair shop immediately to the north of this site which is also a land use that has been there for many years. He added that Mrs. Torres is highly dependent upon the continuation of this business for her family and without a zone change she cannot remodel or improve the property. He concluded by asking that the City Council consider overriding P&Z Commission's and the staff's recommendation on this item.

Mrs. Maria Torres asked that they allowed them to extend their business.

Keith Selman clarified that Mr. Whitehawk stated that they would need to change zone to remodel. He explained that the upkeep of a legal non-conforming is allowable under the ordinance and is

also encouraged under the ordinance, not discourage. They don't have to rezone property into conformity in order to upkeep the properties when they are legal non-conforming. Staff's recommendation is based on the surrounding area. First, for B-4 zoning it does not meet the location criteria along an arterial or highway. Second, being that there are commercial activities in the area there are also housing starts and there are several residences that are new in the area. Also the direct motion of P&Z Commission was that the recommendation for denial was based on what they had seen on the video. There were 43 notices, received one in favor and 0 in opposition and did receive a petition of 13 in favor outside of the 200 foot.

Motion to close the public hearing; override P&Z; and introduce as a Conditional Use Permit.

Moved : Cm. Valdez  
Second: Cm. Agredano  
For: 6

Against: 0                      Abstain: 0

Ordinance Introduction: Cm. Valdez

- 29. Public hearing concerning an application by Chi-Town Connection, Ltd., G.G. Salinas amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 6.7522 acres, as further described by metes and bounds, located east of Springfield Road., between International Blvd. and Amador Salinas Dr., from R-1 (Single Family Residential District) to B-3 (Community Business District). The Planning and Zoning Commission recommends approval of this item.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 6.7522 acres, as further described by metes and bounds, located east of Springfield Road., between International Blvd. and Amador Salinas Dr., from R-1 (Single Family Residential District) to B-3 (Community Business District).

Motion to open the public hearing.

Moved : Cm. Agredano  
Second: Cm. Alvarado  
For: 6

Against: 0                      Abstain: 0

There was no public input.

Motion to close the public hearing and introduce.

Moved : Cm. Guerra  
Second: Cw. Montalvo  
For: 6

Against: 0                      Abstain: 0

Ordinance Introduction: Cm. Guerra

- 30. Public hearing concerning an application by Antonio Benavides amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 820, Western Division, located at 3119 Juarez Ave., from R-3 (Mixed Residential District) to R-2 (Multi-Family Residential District). The Planning and Zoning Commission recommends approval of this item.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 820, Western Division, located at 3119 Juarez Ave., from R-3 (Mixed Residential District) to R-2 (Multi-Family Residential District).

Motion to open the public hearing.

Moved : Cm. Agredano  
Second: Cm. Alvarado  
For: 6

Against: 0                      Abstain: 0

Mrs. Yolanda Gamez spoke in favor of the zone change request.

Motion to close the public hearing and introduce.

Moved : Cm. Alvarado  
Second: Cm. Agredano  
For: 5  
(Cm. Bruni was out temporarily.)

Against: 0                      Abstain: 0

Ordinance Introduction: Cm. Alvarado

- 31. Public hearing concerning an application by N.D. Hachar Trust amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 251.08 acres, as further described by metes and bounds, located approximately 1 mile south of the intersection of FM 1472 and FM 3338, from R-1 (Single Family Residential District) to R-1-MH (Single Family Manufactured Housing District). The Planning and Zoning Commission recommends approval of this item.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the



Motion to close the public hearing and introduce as B-1 as per staff's recommendation.

Moved : Cm. Alvarado

Second: Cm. Agredano

For: 5

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Alvarado

33. Public hearing concerning an application by A.F. Muller Co., amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 28.7103 acres, as further described by metes and bounds, located south of the Muller Memorial Blvd., and east of the La Bota Ranch Community Center, from M-1 (Light Manufacturing District) to R-1A (Single Family Reduced Area District) Planned Unit Development. The Planning and Zoning Commission recommends approval of this item.

#### INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 28.7103 acres, as further described by metes and bounds, located south of the Muller Memorial Blvd., and east of the La Bota Ranch Community Center, from M-1 (Light Manufacturing District) to R-1A (Single Family Reduced Area District) Planned Unit Development.

Motion to open the public hearing.

Moved : Cw. Montalvo

Second: Cm. Alvarado

For: 5

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce.

Moved : Cm. Alvarado

Second: Cm. Agredano

For: 5

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Alvarado

34. Public hearing concerning an application by Yon Steed, applicant and Console Punt, Owner amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the west 1/2 of Lot 2, Block 238, Western Division, located at 1301 San Francisco Ave., from R-3 (Mixed Residential District) to B-1 (Limited Business District).





Second: Cm. Valdez

For: 6

Against: 0

Abstain: 0

37. Public hearing and consideration of an appeal of an order of the Historic District Landmark Board regarding the replacement of two front windows at:

Location: Lots 3A and 3B, Block 135 W.D. commonly known as:  
1812 Matamoros Street

Petitioner: Carlos Castillo Construction St. Peter's Historic District.

Motion to open the public hearing.

Moved : Cm. Alvarado

Second: Cm. Bruni

For: 6

Against: 0

Abstain: 0

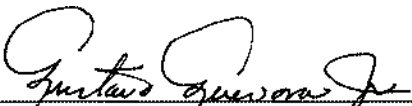
Ron Whitehawk, who represented Linda Leyendecker and the contractor Carlos Castillo, stated that the building in question is in the Historic District at the St. Peter's area. He explained that by the photo shown, the window itself has been removed. What was there was a relatively modern out-of-character window. It was removed by Mrs. Leyendecker and she used a window from across the street which is a period window of the same type, but larger than the space that this particular would accommodate. He added that undoubtedly the size window and the fact that the window itself is an old window that fits the period, fits the house, it also fits the district and it is basically a floored window type, it is not opened like a french door it has to be opened from the bottom, but it would allow the visual appearance from the outside to be consistent with the age of the house and the surrounding neighborhood. He added that this is the third project that Mrs. Leyendecker is involved in at the St. Peter's district. She is halfway through this project and there are about \$150,000.00 worth of expenses that are involved in converting this particular building, restoring it, and bringing it back to be an asset for the neighborhood.

Mayor Flores questioned if this appeal is to be able to make the area larger to accommodate the window that best fits the era.

Mr. Whitehawk answered, that is correct. It is a vintage window that comes from the same neighborhood, comes from across the street, but it is larger than the space that the old window occupied. He assured council that what will be done will enhance the looks of the area, will not detract, and will be consistent with everything else that surrounds it.



I hereby certify that the above minutes contained in pages 01 to 35 are true, complete, and correct proceedings of City Council Meeting held on the 25th day of January, 1999. A certified copy is on file at the City Secretary's Office.

  
\_\_\_\_\_  
Gustavo Guevara, Jr.  
City Secretary

**Minutes approved: March 1, 1999**