

**CITY OF LAREDO
HISTORIC DISTRICT/LANDMARK BOARD
PUBLIC NOTICE OF SPECIAL MEETING**

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas
May 26, 2022
12:00 p.m.**

MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CONSIDER APPROVAL OF MINUTES OF :
 - A. Regular Meeting of December 9, 2021 (Amended)
 - B. Regular Meeting of February 10, 2022
 - C. Regular Meeting of April 14, 2022
 - D. Regular Meeting of May 12, 2022
5. CITIZEN COMMENTS

REC'D CITY SEC OFF
MAY 20 '22 PM 1:31

Citizens are required to fill out a witness card and submit it to the HPO, or designee, no later than 11:45 a.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

6. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING:
- A. Public hearing and consideration of a motion to consider the alteration of the fence of an existing historic property on Lot 9 and 10, Block 143, Western Division, located at 1519 Matamoros Street in the Saint Peter's Historic District.

HD-006-2022
District VIII

7. STAFF REPORT AND COMMUNICATIONS:

- A. Presentation by City of Laredo Building Department Staff on the Neighborhood Empowerment Zone (NEZ) Program.

8. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED FRIDAY, MAY 20, 2022, BY 5:00 P.M.

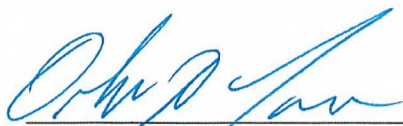
DISABILITY ACCESS STATEMENT

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Laura R. Garza, Planner II, at (956) 794-1613, lrgarza@ci.laredo.tx.us., at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at City Hall, 1100 Victoria Ave. Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.

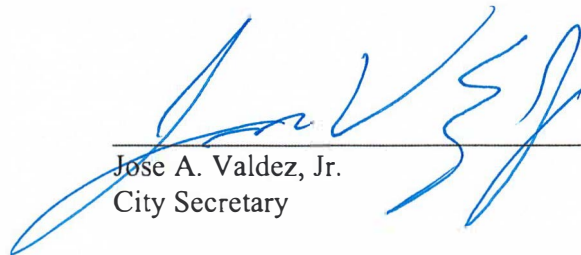
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Información en Español: Personas que planeen asistir a esta reunión y que requieran de servicios, auxiliares como: intérpretes para personas sordas o con discapacidad auditiva, lectores de letra grande o en Braille, o un traductor del idioma español, favor de comunicarse con Laura R. Garza, del Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston Street, al teléfono (956) 794-1613, o por correo electrónico a, lrgarza@ci.laredo.tx.us, cinco días hábiles antes de la fecha en la cual se llevara a cabo dicha reunión, para que los arreglos apropiados puedan ser realizados. Materiales en español serán provistos mediante una petición, la cual deberá ser efectuada también anticipadamente.



Orlando D. Navarro
Director of Planning



Jose A. Valdez, Jr.
City Secretary

City of Laredo

Historic District/Landmark Board

Minutes of Regular Meeting of December 9, 2021

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, December 9, 2021 at 12:00 noon, at the City Council Chambers at 1110 Houston St., in Laredo, Texas 78040, to consider the following:

1. CALL TO ORDER

Madam Chair Sepulveda, called the meeting to order at 12:05 p.m.

2. ROLL CALL

Madam Chair Sepulveda, called roll and verified a **quorum** existed.

Members present: Rebecca Sepulveda
Robert David Gonzalez
Christina Davila Villarreal
Wayne Nance
Stanley Green
Priscilla Iglesias
Marc Gonzalez

Members absent: Council District I - Vacant
Maria Elena Morales

Staff present: Orlando Navarro
Vanessa Guerra

Others present: Jason Hinojosa

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of August 12, 2021

B. Regular Meeting of October 14, 2021

C. Regular Meeting of November 10, 2021

Bm. Nance made a motion to **approve** the minutes of August 12, 2021, October 14, 2021 and November 10, 2021.

Minutes of the HDLB meeting of December 9, 2021

Second: Bm. Villarreal
For: 7
Against: 0
Abstain: 0

Motion carried unanimously.

5. CITIZEN'S COMMENTS

None

6. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING:

- A. Public Hearing and consideration of a motion to consider new site improvements to an existing historic property on the east one-half of Lot 4 and Lot 5, Block 122 located at 1802 Houston Street in the Saint Peter's Historic District.**

HD-002-2022

District VIII – Cm. Alyssa Cigarroa

Staff recommends approval.

Vanessa Guerra, Planning Staff, gave a presentation on the item. In general, the applicant proposed the placement of a number of solar panels on the south, east, and west sides of the roof of the primary structure.

Mr. Navarro, Planning Director, explained that Staff had consulted with the Texas Historical Commission, who advised that placement of the solar panels on historic structures is only recommended in cases where the panels are placed in such a manner that they are not visible from the street. The primary concern is the preservation of the historic character of the building.

Madame Chair Sepulveda, confirmed that the item was opened for public hearing on HD-002-2022.

Jason Hinojosa, Applicant, spoke in favor of the item and gave a brief presentation and answered questions.

The Board expressed its support for the addition of solar panels on historic structures on a case by case basis, where the panels are placed such that they are not visible from the street.

Bm. Iglesias made a motion to **close** the public hearing and **approve** the solar panels as presented on the site plan exhibit on page 20 of the packet which identified 6 panels (3 over 3) on the Sta. Cleotilde side of the structure.

Second:	Bm. M. Gonzalez
For:	7
Against:	0
Abstain:	0

Motion carried unanimously.

7. DISCUSSION WITH POSSIBLE ACTION ON THE FOLLOWING:

- A. Ordinance 2021-O-091 as approved by City Council on May 17th, 2021 (2nd reading) – which clarified which activities in the historic districts require Historic Board review, and specified that only activity which require a building permit and are not considered repair or maintenance require Historic Board review.**

After a brief discussion, the Board requested Staff develop a draft listing of administrative approval activities and place them on the next Historic Board meeting agenda for review. Madam Chair Sepulveda provided a draft to Staff to share with the rest of the board members. Board would like to continue discussion of the ordinance in the next meeting. Furthermore, the Board requested Staff provide information on incentives and/or resources available to historic property owner to assist in the preservation of their properties.

8. ADJOURNMENT

Madam Chair Sepulveda, requested a motion to adjourn the meeting at 1:11 p.m.

Bm. Nance made a motion to **adjourn** the meeting.

Second:	Bm. Villarreal
For:	7
Against:	0
Abstain:	0

Motion carried unanimously.

Orlando D. Navarro,
City Planning Director

Rebecca Sepulveda
HDLB Chair

City of Laredo

Historic District/Landmark Board

Minutes of Regular Meeting of February 10, 2022

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, February 10, 2022 at 12:00 noon, at the City Council Chambers at 1110 Houston St., in Laredo, Texas 78040, to consider the following:

1. CALL TO ORDER

Madam Chair Sepulveda, called the meeting to order at 12:05 p.m.

2. ROLL CALL

Madam Chair Sepulveda, called roll and verified a **quorum** existed.

Members present: Rebecca Sepulveda
Maria Elena Morales
Christina Davila Villarreal
Wayne Nance
Stanley Green
Priscilla Iglesias

Members absent: Council District I - Vacant
Robert David Gonzalez
Marc Gonzalez

Staff present: Orlando Navarro
Vanessa Guerra
Laura “Roxy” Garza

Others present: Jorge Santana, Jr.
Sergio Madrigales

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of December 9, 2021

Bm. Nance made a motion to **approve** the minutes of December 9, 2021 **as amended**.

Second: Bm. Iglesias

Minutes of the HDLB meeting of December 9, 2021

Orlando Navarro, Planning Director, introduced Laura “Roxy” Garza to the Board.

For: 6
Against: 0
Abstain: 0

Motion carried unanimously.

5. CITIZEN’S COMMENTS

None

6. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING:

- A. Public Hearing and consideration of a motion to consider new site improvements to an existing historic property on Lot 3, Block 166, located at 1814 Victoria Street in the Saint Peter’s Historic District.**

HD-003-2022

District VIII – Cm. Alyssa Cigarroa

Staff recommends approval, conditional to comments.

Laura Garza, Planning Staff, provided a brief overview on the item.

Bm. Morales, requested a motion to open the public hearing for HD-003-2022.

Second: Bm. Davila
For: 6
Against: 0
Abstain: 0

Motion carried unanimously.

Sergio Madrigales, neighbor, spoke against the item stating that the new construction (terrace) was not originally part of the building and that it invades his and his family’s privacy.

Jorge Santana, Jr., Owner/ Applicant, explained to the Commission that he extended the roof to the terrace of his home, in order to protect two historic doors that lead to the outside in order to protect them from the elements, since they are indoor doors.

Bm. Morales made a motion to close the public hearing for HD-003-2022.

Second: Bm. Davila
For: 6

Against: 0
Abstain: 0

Motion carried unanimously.

Discussion.

Bm. Morales made a motion to **approve** item HD-003-2022 as recommended by staff without the lattes.

Second: Bm. Davila
For: 6
Against: 0
Abstain: 0

Motion carried unanimously.

7. DISCUSSION ON THE FOLLOWING:

A. Laredo Land Development Code Section 24.66.4.4 which states that “the Historic District/Landmark Board may authorize staff to administratively approve activities which require Board approval.”

Laura Garza, Planning Staff, provided a brief overview on the item.

Draft provided by Madam Chair Sepulveda includes purposed revisions to the ordinance.

Board would like to administratively approve activities that will allow the process to be expedited for property owners.

The Historic District Landmark Board application will be sent to the Board for reviewing purposes to provide comments on the wording of the application. Board has expressed the recommendation of reducing or removing the application fee for property owners.

B. Laredo Land Development Code Section 24-84, entitled Ad Valorem Tax Exemptions for Certified Historic Rehabilitation Projects.

Laura Garza, Planning Staff, provided a brief overview on the item.

Board is asking if we could provide the Ad Valorem Tax Exemption for Certified Historic Rehabilitation Projects information on our website.

Mr. Navarro mentioned the new Economic Development Director could possibly provide a presentation on different incentives and opportunities for property owners.

Social media was an option to provide information as a platform for community outreach.

8. ADJOURNMENT

Madam Chair Sepulveda, adjourn the meeting at 1:34 p.m. All were in consent with adjournment.

Orlando D. Navarro,
City Planning Director

Rebecca Sepulveda
HDLB Chair

CITY OF LAREDO

HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF APRIL 14, 2022

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, April 14, 2022 at 12:00 noon, at the City of Laredo Planning Department, Main Conference Room, 1413 Houston St., in Laredo, Texas 78040, to consider the following:

1. CALL TO ORDER

Board Member (Bm.) Morales called the meeting to order at 12:20 p.m.

2. ROLL CALL

Laura “Roxy” Garza, Planning Staff, called roll and verified that **no quorum** existed.

Members present:

Maria Elena Morales
Priscilla Iglesias

Members absent:

Rebecca Sepulveda
Council District I – Vacant
Robert David Gonzalez
Christina Davila Villarreal
Wayne Nance
Stanley Green
Marc Gonzalez

Staff present:

Orlando Navarro
Rafael Vidaurri
Laura “Roxy” Garza
Ramon Chavez

Others present:

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of December 9, 2021

B. Regular Meeting of February 10, 2022

5. VIRTUAL MEETING REGARDING LEVERAGING PRESERVATION BENEFITS BY TEXAS HISTORICAL COMMISSION

6. ADJOURNMENT

Due to lack of quorum, the meeting was adjourned at 12:25 p.m.

Orlando D. Navarro,
City Planning Director

Rebecca Sepulveda
HDLB Chair

NO QUORUM

CITY OF LAREDO

HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF MAY 12, 2022

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, May 12, 2022 at 12:00 noon, at the City of Laredo Planning Department, Main Conference Room, 1413 Houston St., in Laredo, Texas 78040, to consider the following:

1. CALL TO ORDER

Board Member (Bm.) Sepulveda called the meeting to order at 12:19 p.m.

2. ROLL CALL

Bm. Sepulveda called roll and verified that **no quorum** existed.

Members present: Rebecca Sepulveda
Wayne Nance
Stanley Green
Robert David Gonzalez

Members absent: Council District I – Vacant
Priscilla Iglesias
Maria Elena Morales
Christina Davila Villarreal
Marc Gonzalez

Staff present: Orlando Navarro
Vanessa Guerra
Laura “Roxy” Garza
Roland Lozano

Others present: Janet Washington
John Washington

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of December 9, 2021 (Amended)

B. Regular Meeting of February 10, 2022

C. Regular Meeting of April 14, 2022

Minutes of the HDLB meeting of May 12, 2022

5. CITIZN COMMENTS

6. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING:

- A. Public hearing and consideration of a motion to consider the alteration of the fence of an existing historic property on Lot 9 and 10, Block 143, Western Division, located at 1519 Matamoros Street in the Saint Peter's Historic District.**

HD-006-2022

District VIII

7. STAFF REPORT AND COMMUNICATIONS:

- A. Presentation by city of Laredo Building Department Staff on the Neighborhood Empowerment Zone (NEZ) Program.**

8. ADJOURNMENT

Due to lack of quorum, the meeting was **adjourned** at 12:20 p.m.

Orlando D. Navarro,
City Planning Director

Rebecca Sepulveda
HDLB Chair

Historic District/Landmark Board- Special

Meeting Date: 05/26/2022

Initiated by: Kyra Properties, Owner; Arturo Tomas Benavides, Applicant; Washington Homes, Representative Staff Source: Orlando D. Navarro, Planning Director

Prior Action: On April 8, 2022, the applicant previous came to the Historic District Landmark Board proposing to renovate and restore the property. Proposed work included improvements to the site and exterior of the structure.

SUBJECT:

Public hearing and consideration of a motion to consider the alteration of the fence of an existing historic property on Lot 9 and 10, Block 143, Western Division, located at 1519 Matamoros Street in the Saint Peter's Historic District.

HD-006-2022 District VIII

BACKGROUND:

Action Proposed:

Applicant is proposing to alter the design of the fence which was previously approved by the Historic District Landmark Board. The following is the proposed scope of work:

1. Column to be extended upward 3 feet
2. Light fixture to be placed on the top of each column

Site - The property is in an H-R-O (Historic Residential Office District) zoning district.

Previous Board Action:

On April 8, 2021, the Historic District Landmark Board approved the previous scope of work which included improvements to the site and exterior of the structure.

1. Replace and/or repair the existing concrete, rebar and seal all the facade cracks with industrial NP1
2. Painting the exterior facade with Sherwin Williams #0046 White Hyacinth, after repair of the facade cracks
3. Replacement of existing fencing with new wrought iron fence
4. Removal of awning on second floor
5. Removal of concrete driveway surrounding structure and replacement with new concrete or flagstone
6. Removal of one stucco accessory building and carport
7. Removal of large tree on south side which has grown into the fence
8. Installation of burglar bars on windows
9. Replacement of roof with matching new materials

Letters sent to surrounding property owners: 21

- **For: 0**
- **Against: 0**

STAFF COMMENTS:

Staff **supports** the proposed scope of work for the following reasons:

1. The columns to be extended upward 3 feet shall provide more structural support to the wrought iron fence. This shall ensure retention of the integrity of the historic materials as per The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings.
2. Stucco and concrete shall match the existing structure in color and should not diminish its character to protect the historic integrity as per The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
3. Installation of the light fixture does preserve the character of the existing structure as it has similar qualities as light fixtures in the 20th century.

Staff General Comments:

1. Any improvements which are approved by the Historic District Landmark Board shall also comply with all Building Code requirements and other regulations as provided in the Laredo Development Code.
2. Approval by the Historic District Landmark Board does not guarantee approval of a building permit or any other permit which may be required.
3. It is recommended that all existed improvements utilize the following resources as a guide:
 1. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
 2. City of Laredo Historic Urban Design Guidelines
 3. City of Laredo Historic Preservation Plan

STAFF RECOMMENDATION:

Staff **supports** the proposed improvements.

Attachments

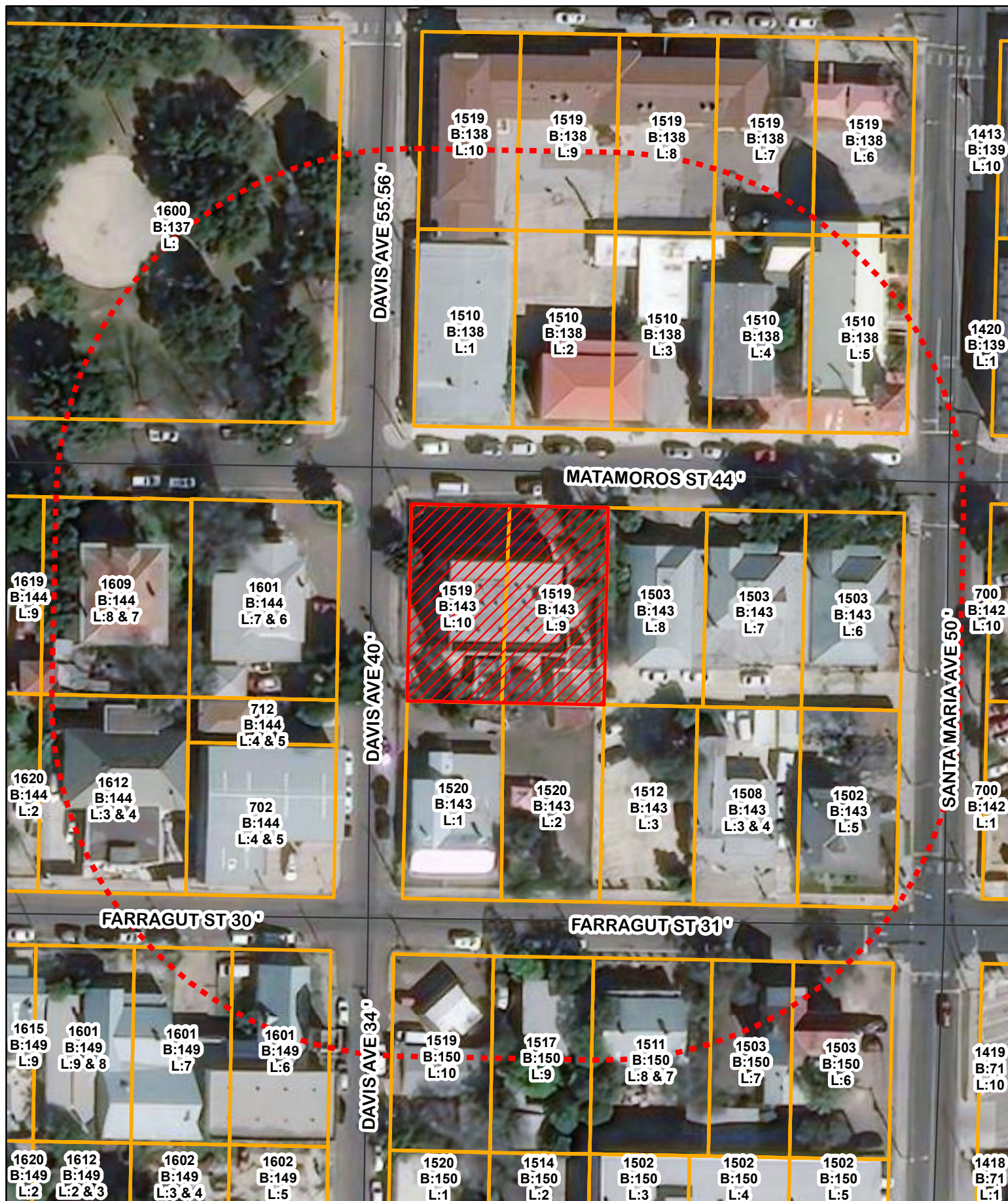
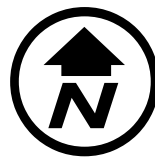
Maps

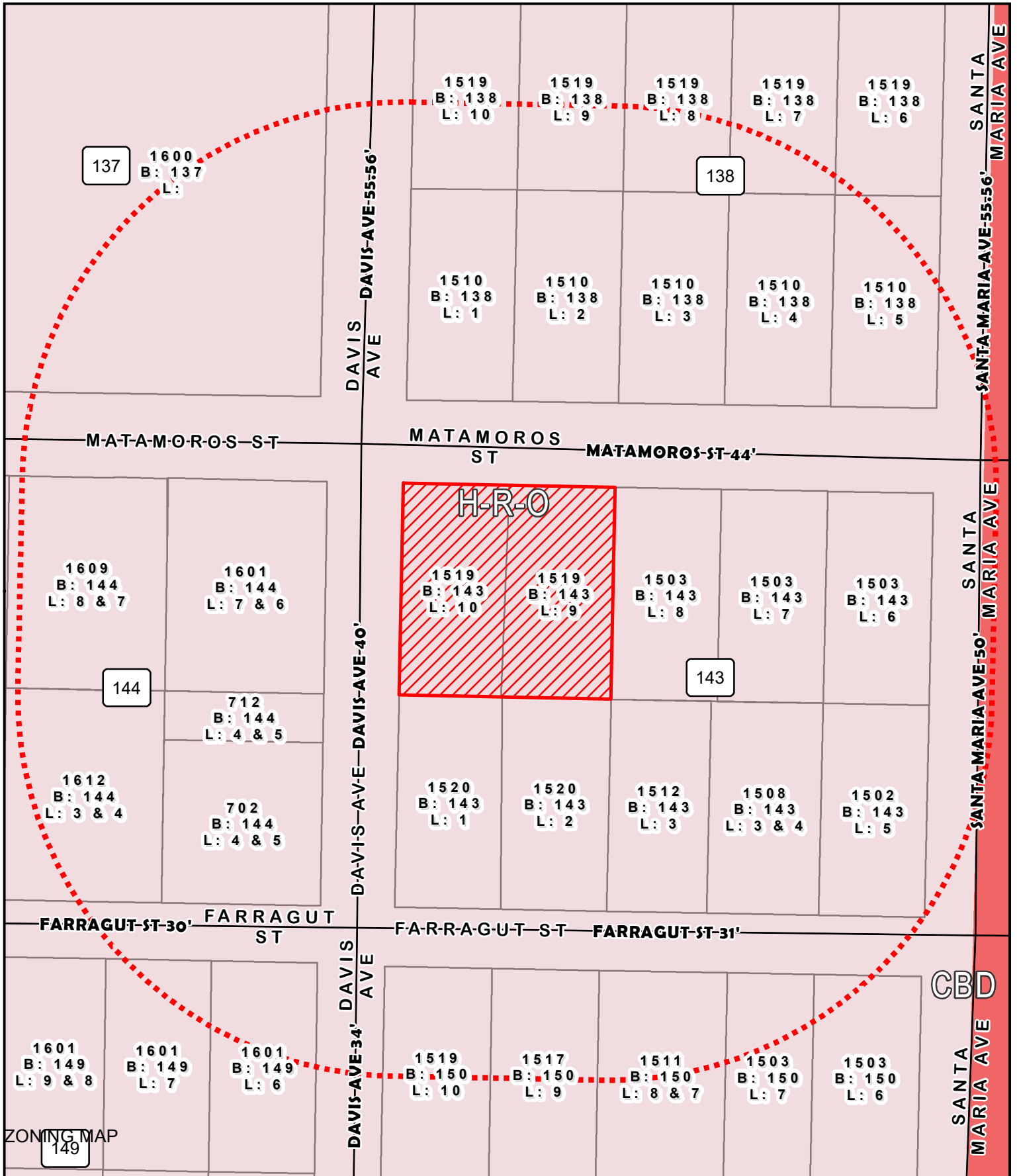
Site Plan

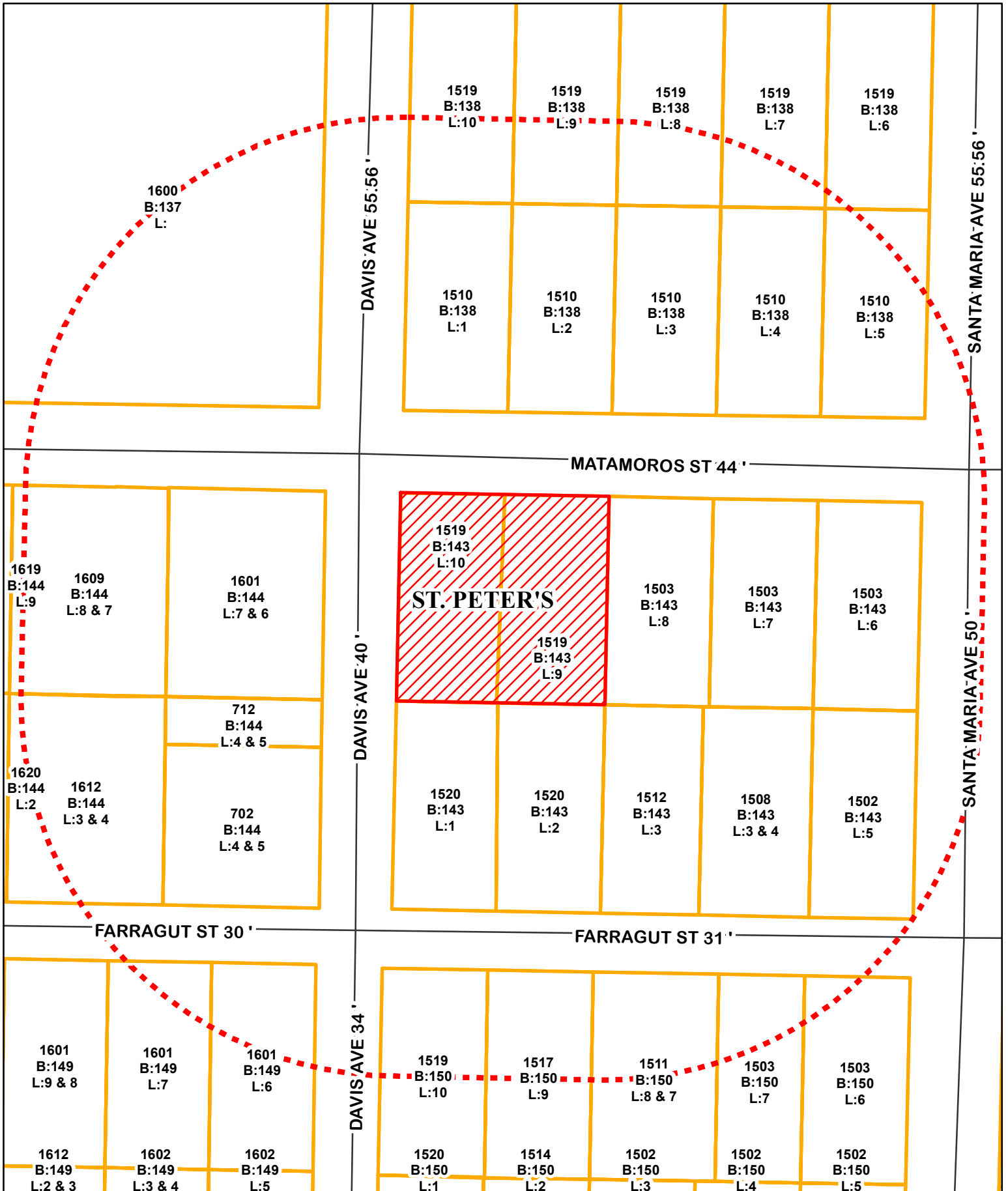
Previous Design

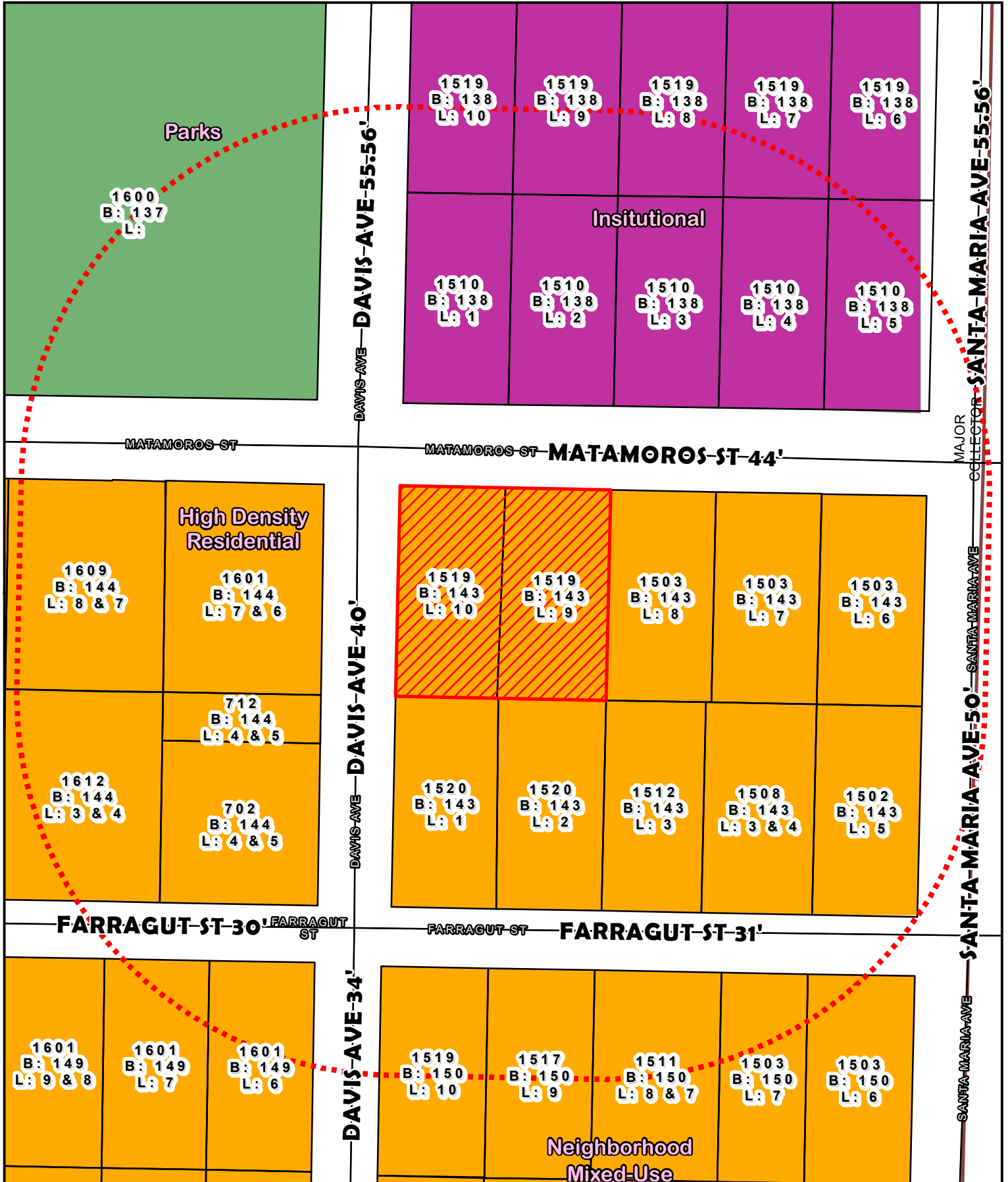
New Design

Materials





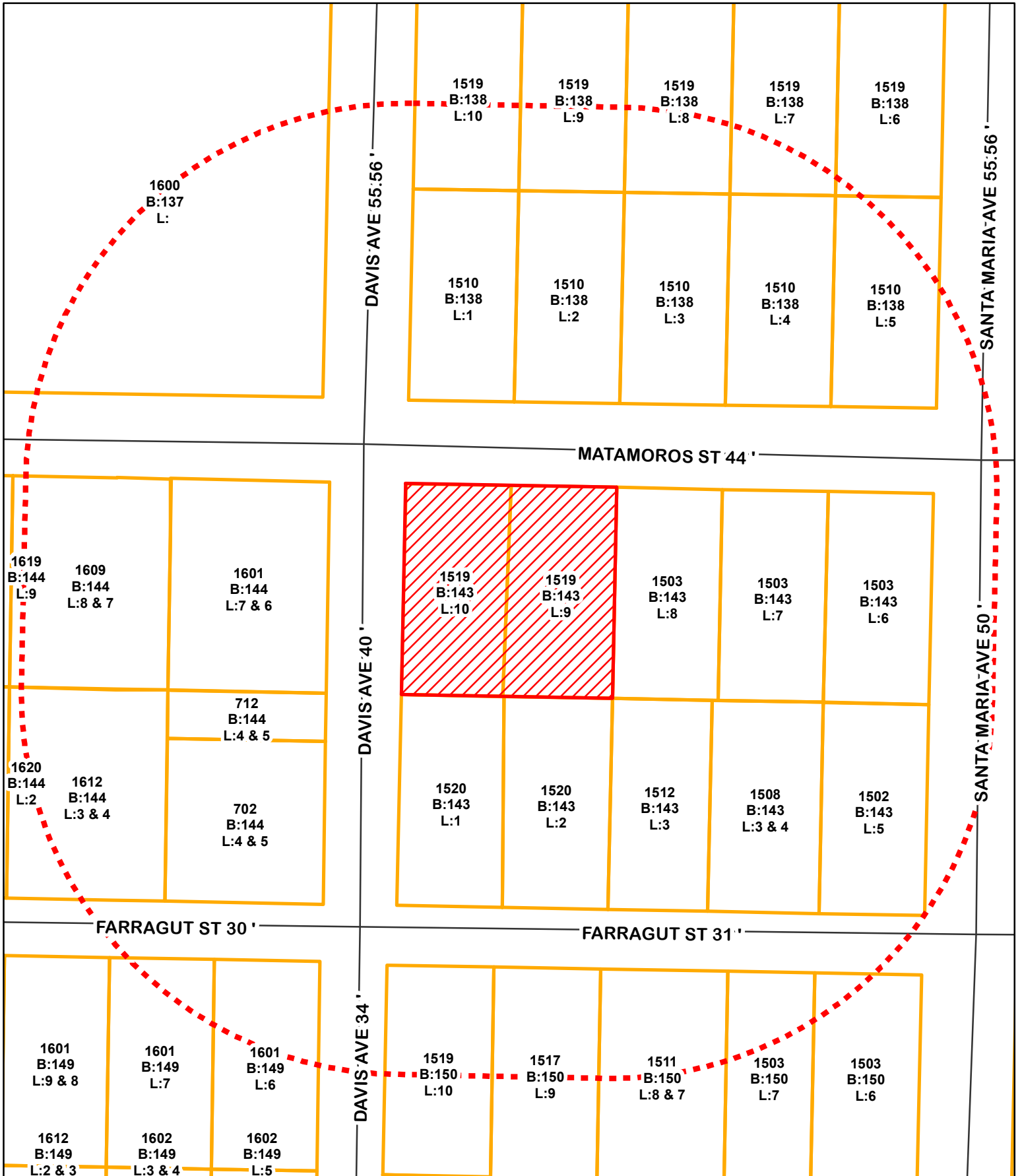


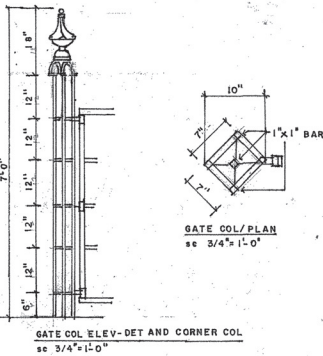
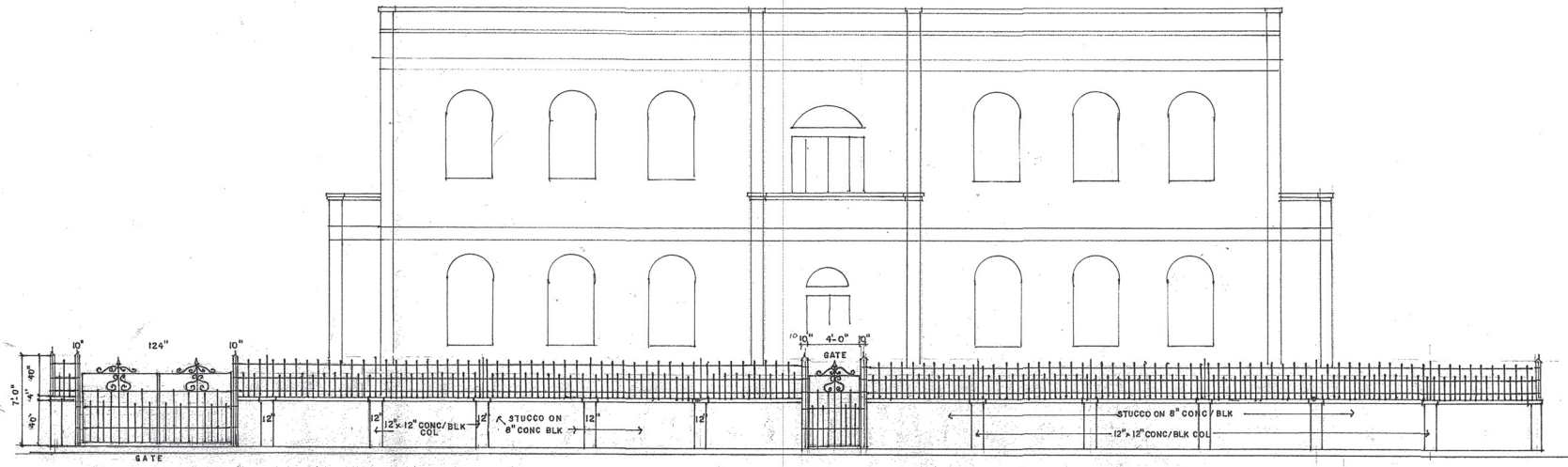


200' NOTIFICATION
HD-006-2022

1519 MATAMOROS ST.
COUNCIL DISTRICT: 8

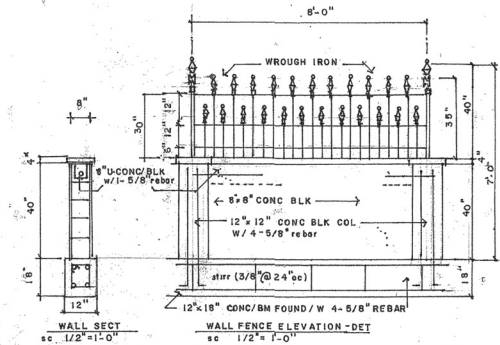
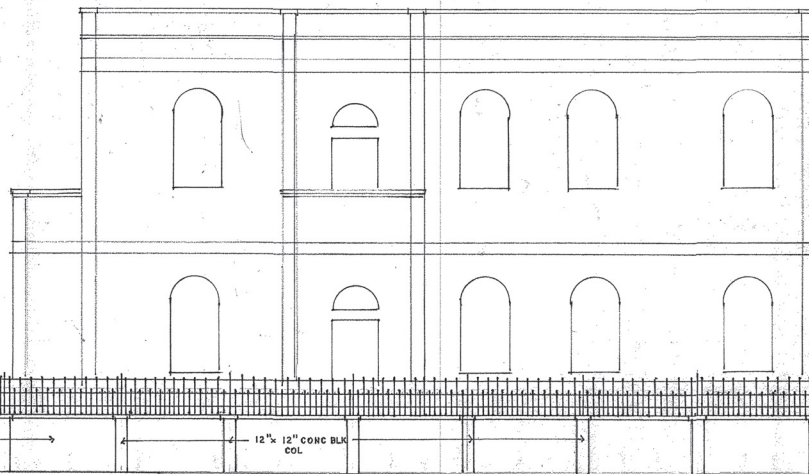
1 inch = 67 feet
Date: 4/25/2022





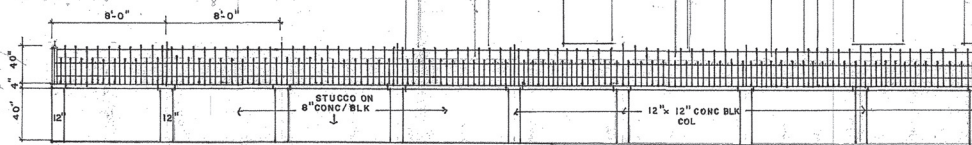
GATE COL/PLAN
sc 3/4" = 1'-0"

GATE COL ELEV-DET AND CORNER COL
sc 3/4" = 1'-0"



WALL SECT
sc 1/2" = 1'-0"

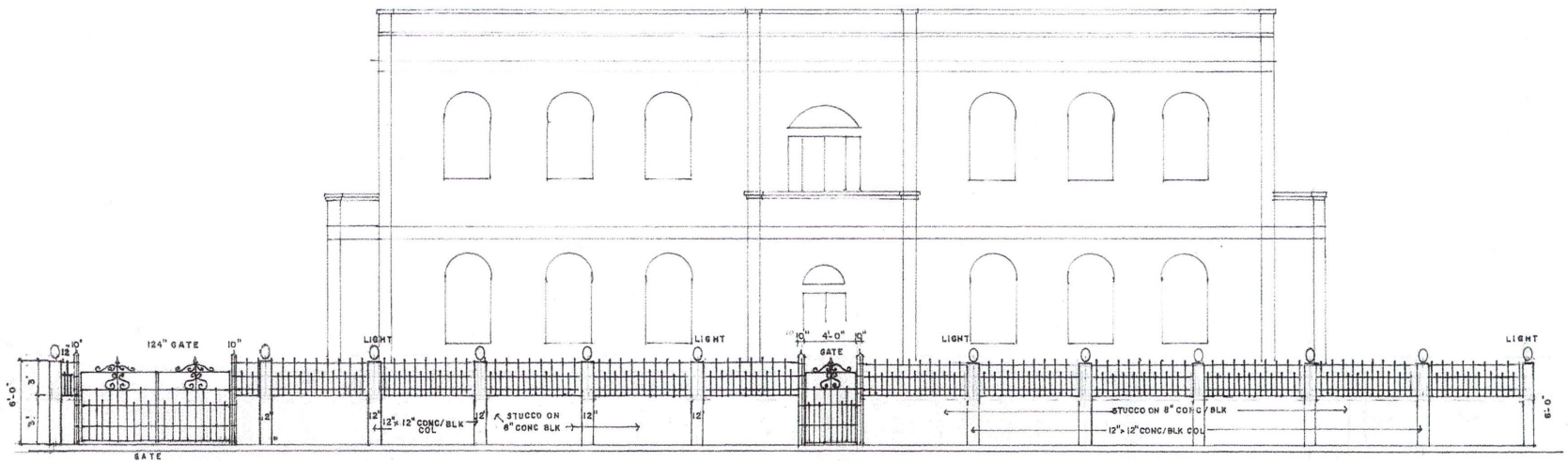
WALL FENCE ELEVATION-DET
sc 1/2" = 1'-0"



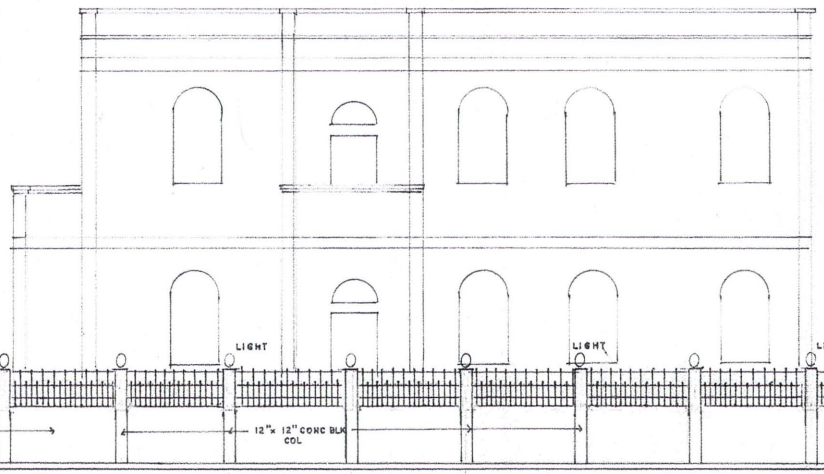
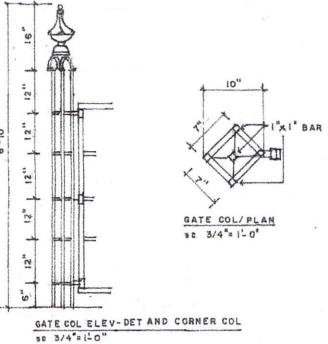
WALL FENCE ELEVATION
sc 1/4" = 1'-0"

MEDARDO GUERRERO DESIGNS (956) 220-2612	BENAVIDES HOUSE RETORATION 1519 NATAMOROS JOHN WASHINGTON CONTRACTOR (986) 764-9946	FENCE PLAN
		02/18/2021

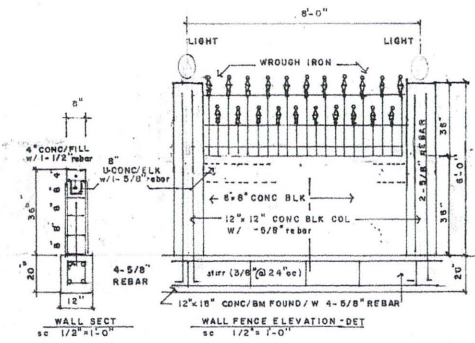




NATAMOROS ST FENCE ELEVATION
 sc 1/4" = 1'-0"



DAVIS AVE FENCE ELEVATION
 sc 1/4" = 1'-0"



① FENCE PLAN REVISION 03/30/2022

NEDARDO GUERRERO DESIGNS (956) 220-2612	BENAVIDES HOUSE RETORATION 1519 NATAMOROS JOHN WASHINGTON CONTRACTOR (956) 764-9946	FENCE PLAN 03/18/2021
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Mr. & Mrs. Tom Benavides
Benavides House Restoration
1519 Matamoros

New fence: Matamoros St. 111.12 ' Davis Ave. 111.11'

Foundation: 12" x 20" Grade BM with 4 – 5/8" rebar and 3/8 @ 24" OC stirrups.

8" x 16" concrete block fence: width 7' 0" , Hight 3' 0" , 8"x16" U block

At top with 1-5/8 rebar, and 2-5/8 vertical rebar at 3" 6" at each module.

12"x12" x H=6' at 8'0" OC concrete block/col with 2-5/8 rebar.

Wrought iron: 3/4 @ 4" x 7' x H = 3' 0" wrought iron fence on top of 8" x 7' x H=3" concrete block fence.

(2) – 10' -4" x H' = 6' 3/4" @ 4" wrought iron gates.

Gates: 1-4' x H=6' 3/4" wrought iron gate.

Finishes: Stucco on 8"x16: concrete block

: Non rustic paint on wrought iron fence.

(See plan)

The first pictures are the material used to make the plaster and the block that will be used.

Paint of fencing will be (0046 white Hyacinth at Sherman Williams)

The original fencing and gate that will be refurbished and reused.

The iron fence will either be flat black or flat dark brown.



 The Home Depot

8 in. x 8 in. x 16 in. Concrete Block
1001924

[Visit](#)

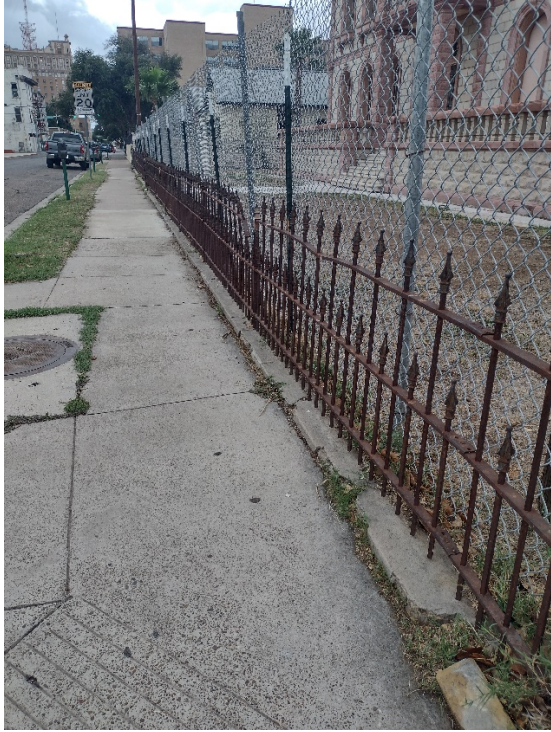
Concrete Block



Cement Mixture



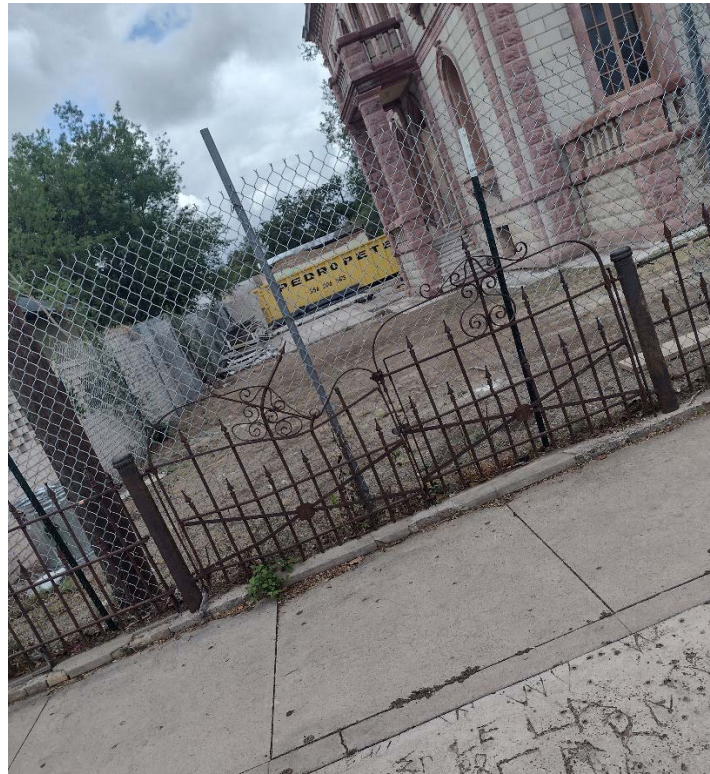
Paint: Sherman Williams 0046 - White Hyacinth



Fence on Matamoros Street



Fence on Davis Avenue



Wrought Iron Gate

Fixture type:	Post Top Lantern	Wire:	N/A
Length:	0	Stem Sections:	N/A
Width:	0	Suitable For Damp Locations:	Yes
Height:	21"	Suitable For Wet Locations:	Yes
Diameter:	9"	Style:	Traditional
Extension:	N/A	Notes:	Cast Aluminum Outdoor Fixture. With Antique Gold
Canopy Size:	N/A		
Backplate:	N/A		
TTM:	N/A		
Finish:	Bronze		
Glass/Shade Type:	Clear Glass		
Material:	Cast Aluminum		
Number of Bulbs:	2		
Bulb Base Type:	Candelabra Base		
Max Wattage:	60		
Uplight/Downlight:	No		



Historic District/Landmark Board- Special

Meeting Date: 05/26/2022

Initiated by: Roland Lozano, Utility
Coordination Manager

Staff Source: Laura R. Garza, Planner II

Prior Action: On February 10, 2022, Historic District Landmark Board requested Staff provide information on economic incentives, and resources available to assist Historic District property owners rehabilitate their properties.

SUBJECT:

Presentation by City of Laredo Building Department Staff on the Neighborhood Empowerment Zone (NEZ) Program.

BACKGROUND:

The Board directed Staff to gather information on resources or incentives available to assist Historic property owners rehabilitate their properties.

The NEZ presentation will provide information on how homeowners, investor-owners, and developers can apply for incentives like building permit fee waivers and municipal property tax abatements for eligible projects.

All historic districts are located in designated NEZ areas.

STAFF COMMENTS:

See Above.

STAFF RECOMMENDATION:

None.
