

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

**City of Laredo City Hall**  
**City Council Chambers**  
**1110 Houston Street**  
**Laredo, Texas**  
**July 14, 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 June 9, 2022

5. **CITIZEN COMMENTS**

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 approve the reconstruction of a porch on an existing structure and the repair of a storage room on Lot 8, Block 201, Western Division, located at 1119 Main Avenue in the San Peter's Historic District.

**HD-008-2022**  
**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, JULY 8, 2022, BY 5:00 P.M.**



**DISABILITY ACCESS STATEMENT**

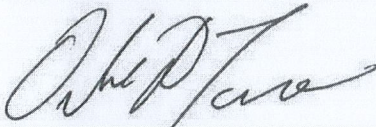


Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Laura R. Garza, Planner, at (956) 794-1613, lrgarza@ci.laredo.tx.us, at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible 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.

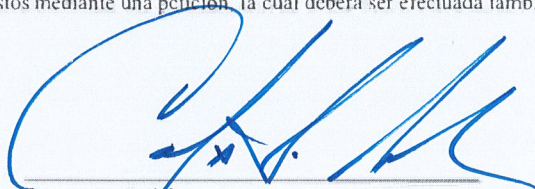
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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



(FOR) Jose A. Valdez, Jr.  
City Secretary

**CITY OF LAREDO**

**HISTORIC DISTRICT/LANDMARK BOARD**

**MINUTES OF REGULAR MEETING OF JUNE 09, 2022**

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, June 09, 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 12:08 p.m.

**2. ROLL CALL**

Laura Garza, Planning Staff, called roll and verified **quorum** existed.

**Members present:** Rebecca Sepulveda  
Maria Elena Morales  
Christina Davila Villarreal  
Wayne Nance  
Stanley Green  
Marc Gonzalez

**Members absent:** Council District I – Vacant  
Robert David Gonzalez  
Priscilla Iglesias

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

**Others present:** Issac Perez

**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**

Minutes of the HDLB meeting of June 09, 2022

**E. Special Meeting of May 26, 2022**

Madam Chair Sepulveda, requested a motion to approve the minutes of December 9, 2021, February 10, 2022, April 14, 2022, May 12, 2022 and May 26, 2022 all at the same time.

Bm. Green, made a motion to **approve** all the above mentioned minutes.

Second:	Bm. Nance
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 for construction of a proposed detached carport on an existing historic property identified as Lot 8, Block 146, Western Division, located at 1815 Matamoros Street in the Saint Peter’s Historic District.**

**HD-007-2022**

**District VIII**

Laura “Roxy” Garza, Planning Staff, provided a brief overview on the item. Staff supports the proposed scope of work as it conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Madame Chair Sepulveda, requested a motion to open the public hearing for HD-007-2022.

Bm. Morales made a motion to **open** the public hearing for HD-007-2022.

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

Motion carried unanimously

Issac Perez, Representative, spoke in favor of the item and gave a brief presentation and answered questions.

Bm. Green made a motion to **close** the public hearing and **approve** HD-007-2022 as presented.

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

Motion carried unanimously.

## 7. STAFF REPORT AND COMMUNICATIONS:

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

Presentation will be given at the next meeting if permitted.

Orlando D. Navarro, Planning Director, stated that City Council initiates ordinance amendments to the Land Development Code.

## 8. ADJOURNMENT

Madam Chair Sepulveda, requested a motion to table Item 7A and adjourn the meeting at 12:37 p.m.

Bm. Villarreal made a motion to table item 7A and **adjourn** the meeting at 12:37 p.m.

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

Motion carried unanimously.

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Orlando D. Navarro,  
City Planning Director

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Rebecca Sepulveda  
HDLB Chair

**Historic District/Landmark Board- Regular**

Meeting Date: 07/14/2022

Initiated by: VNK Property Solutions, LLC,  
Owner; Ventura Nevarez, Jr.,  
Applicant/ RepresentativeStaff Source: Orlando D. Navarro, Planning  
Director

Prior Action: None.

**SUBJECT:**

Public hearing and consideration of a motion to approve the reconstruction of a porch on an existing structure and the repair of a storage room on Lot 8, Block 201, Western Division, located at 1119 Main Avenue in the San Peter’s Historic District.

**HD-008-2022****District VIII****BACKGROUND:****Action Proposed:**

The following is the proposed scope of work:

- Reconstruction of a porch attached to an existing structure and the repair of a storage room.
  - The porch will be demolished and reconstructed due to a fire.
  - The reconstruction includes the repair of existing structural support beam by installing steel beams underneath the wood support beam.
  - The material of roof for the porch will be R-Panel W36. The metal panel will match the roof of the existing structure.
  - Wood beams located in the interior of the storage room will be replaced due to fire.

**Site** - The property is an H-R-O (Historic Residential Office District) zoning district within the Saint Peter's Historic District.

**Letters sent to surrounding property owners: 22**

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

**STAFF COMMENTS:**

Staff **supports** the proposed scope of work as it conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in the following ways:

1. The porch will be reconstructed using materials similar and compatible to the existing structure, and thus preserving its historic character.
2. The installation of steel beams within the wood support beams does not alter the exterior appearance, which would retain the historic character of the property.

**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.

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Attachments

Maps

Set of Plans

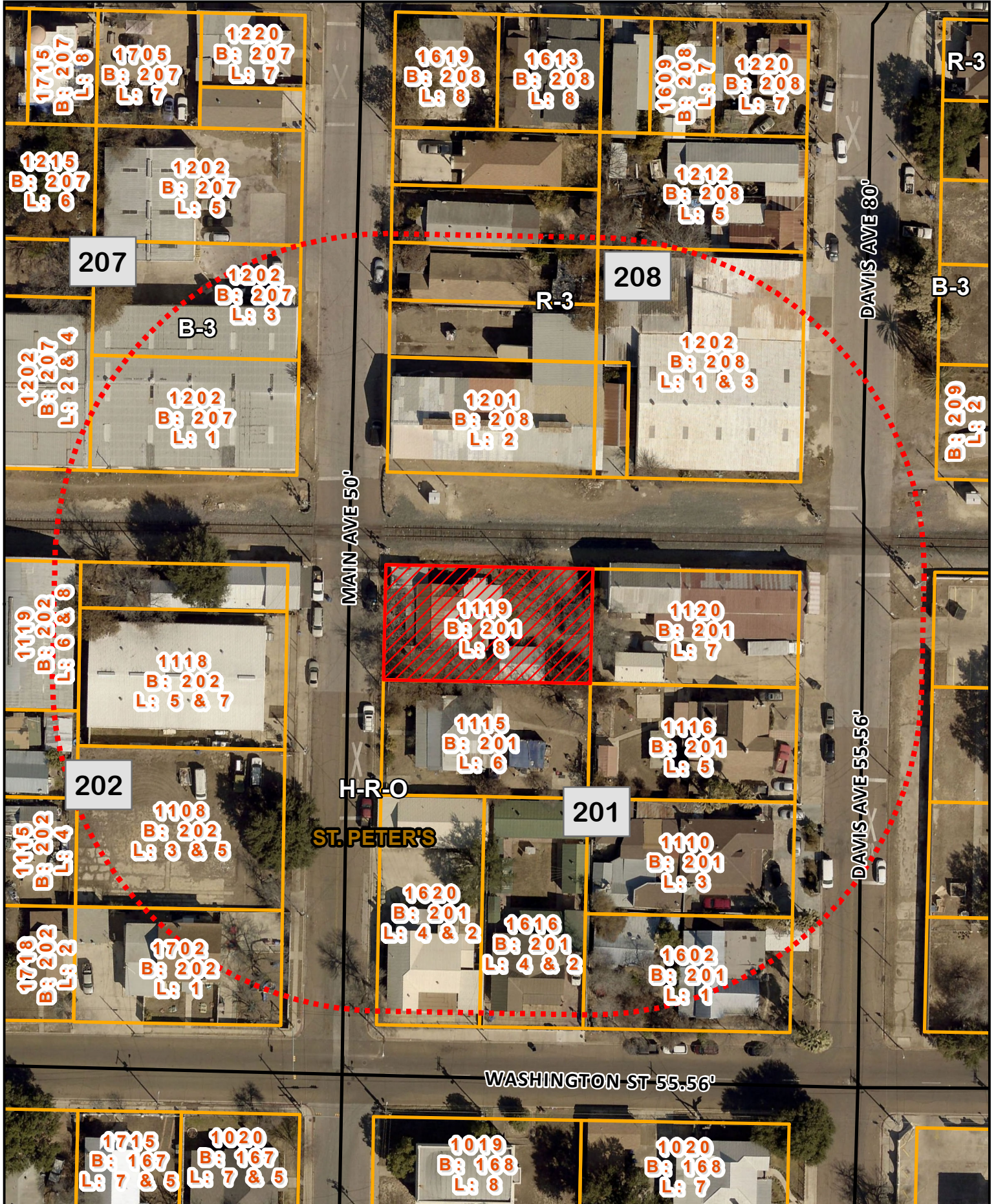
Narrative

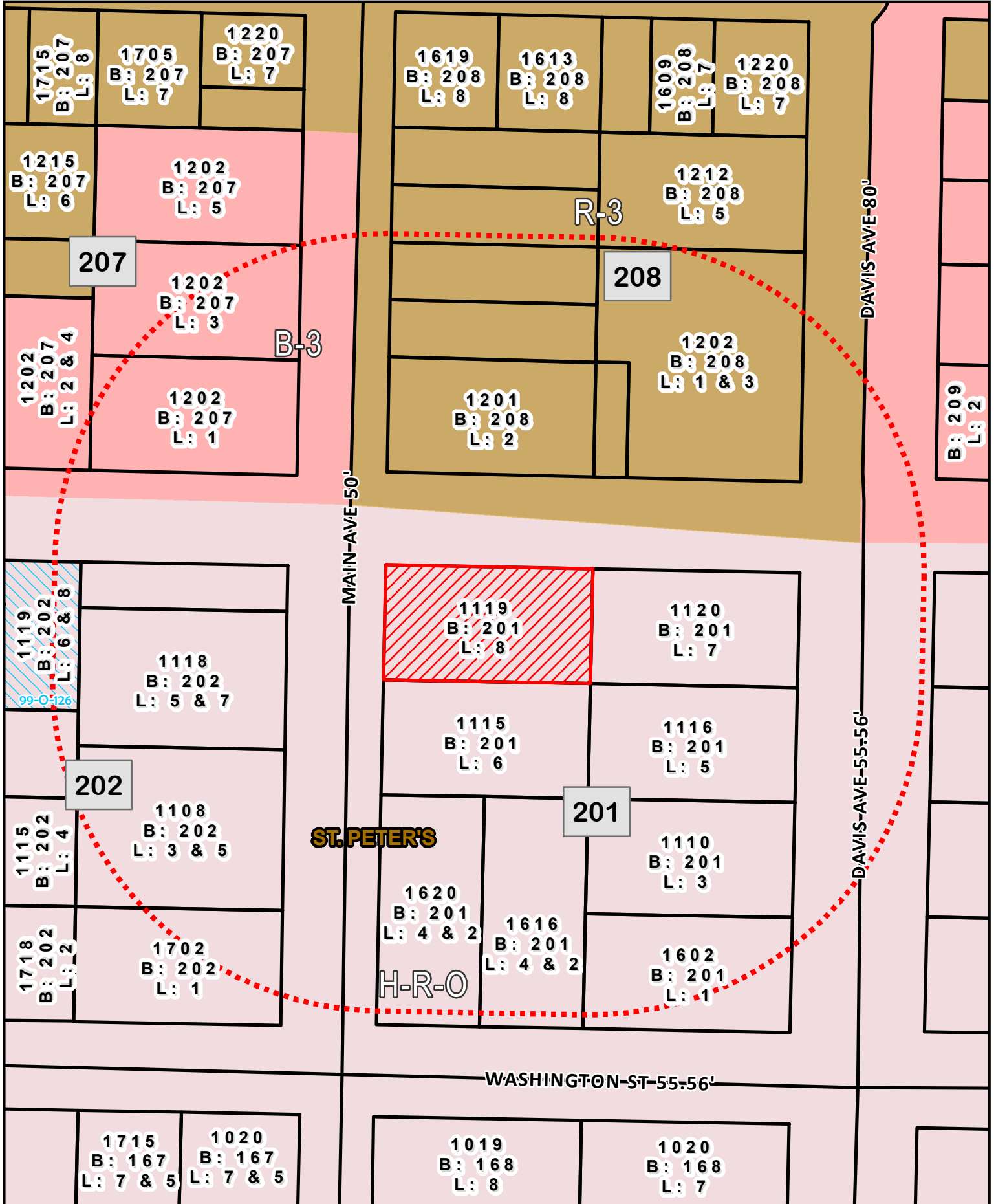
Materials

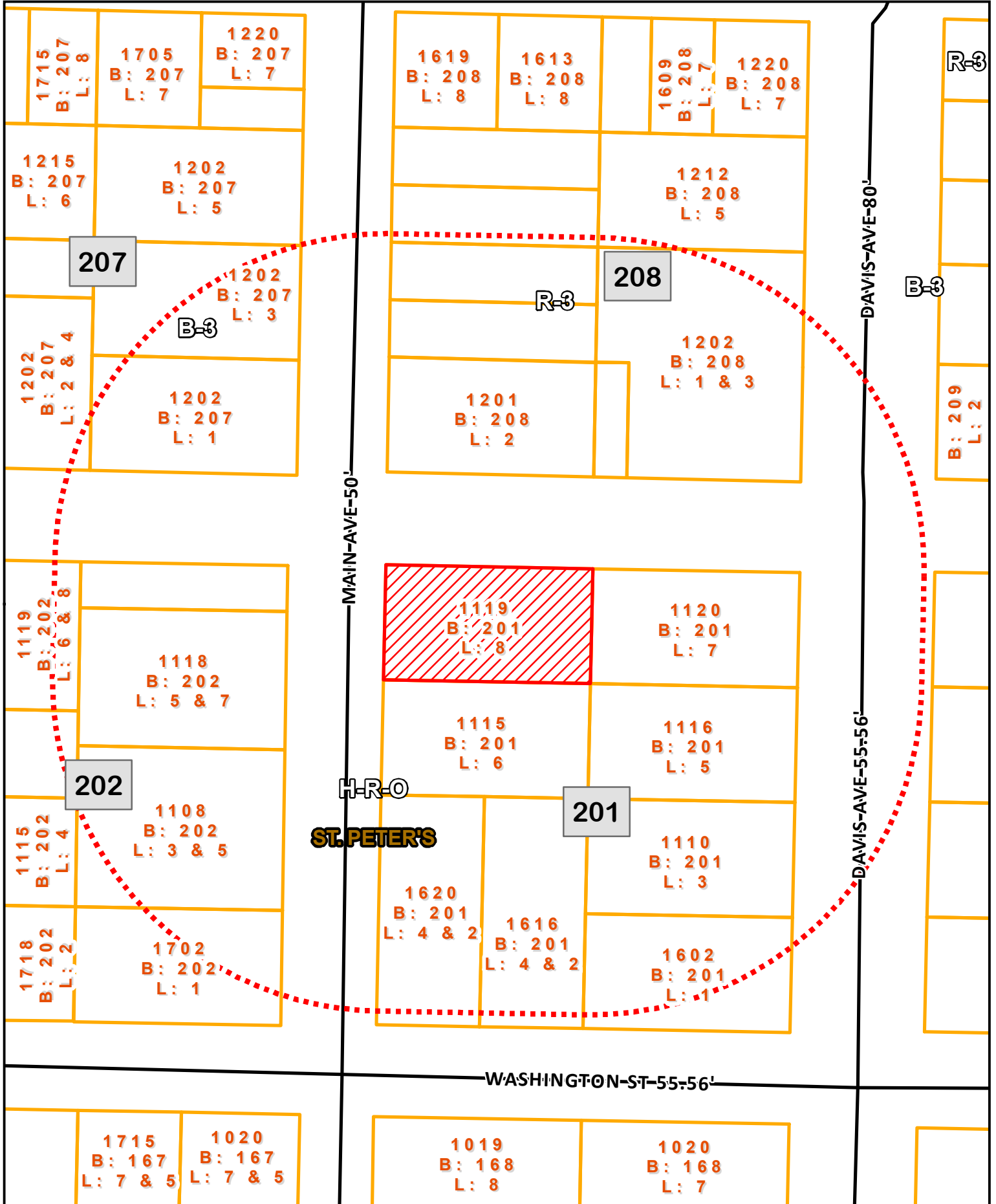
Photos

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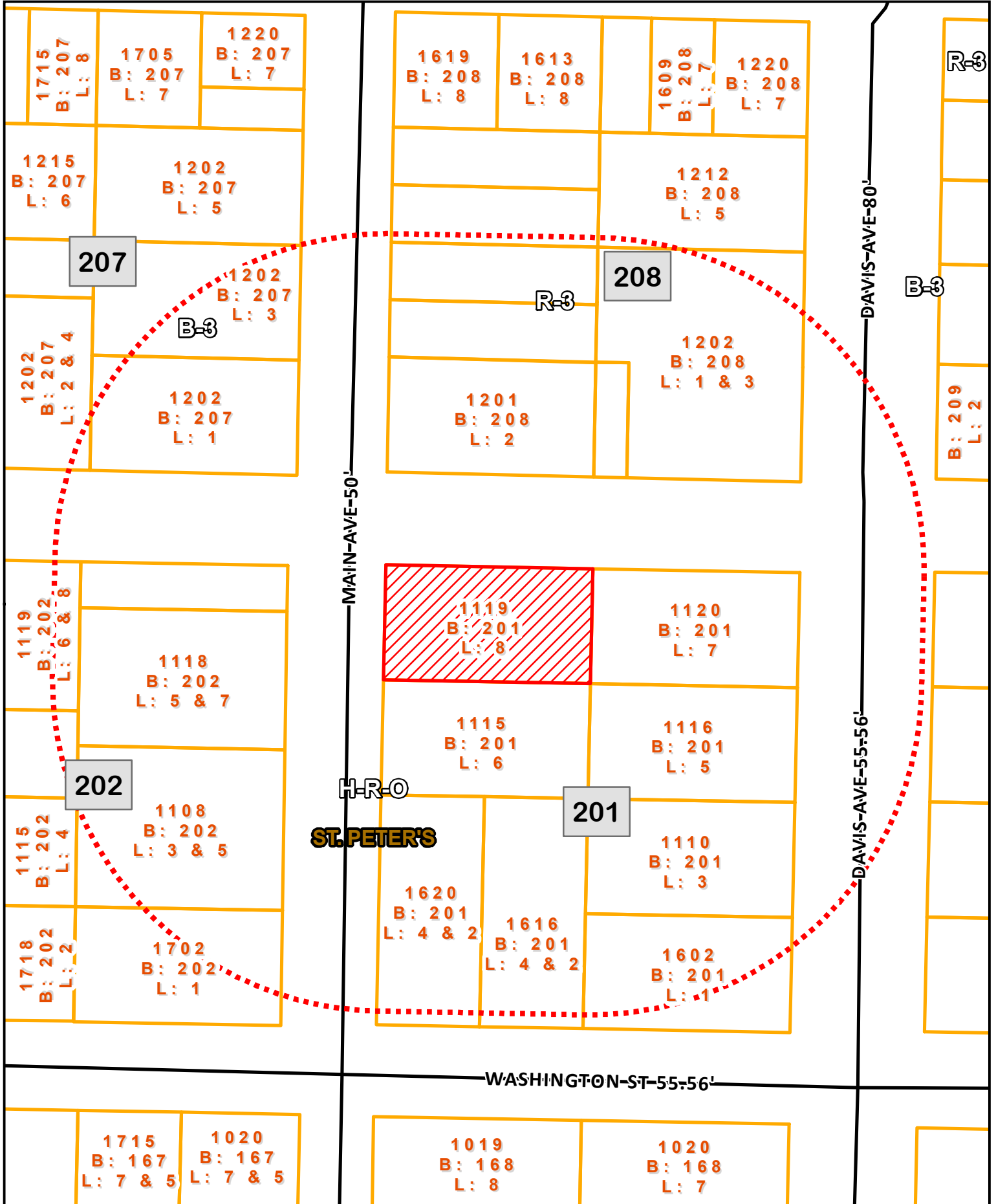


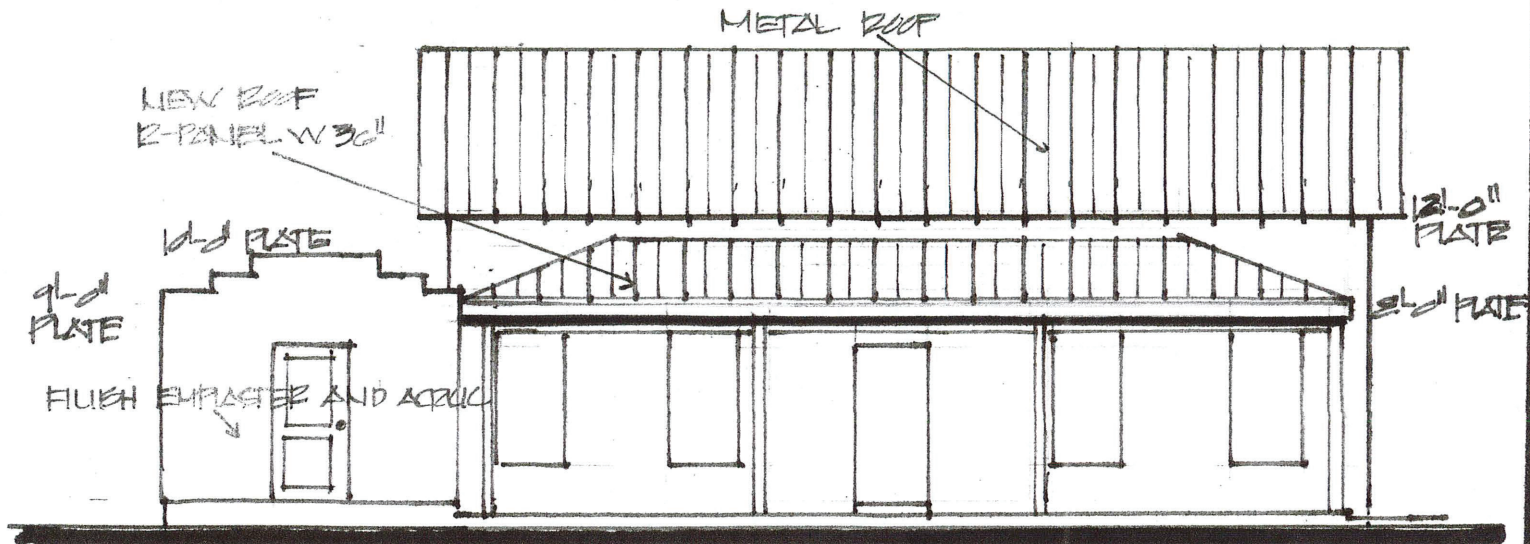




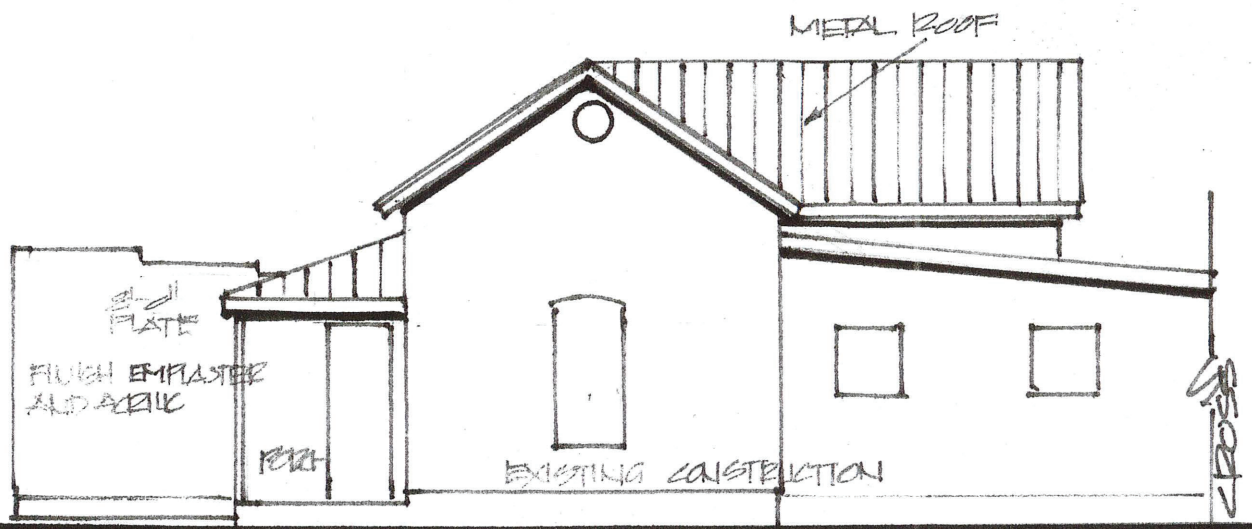




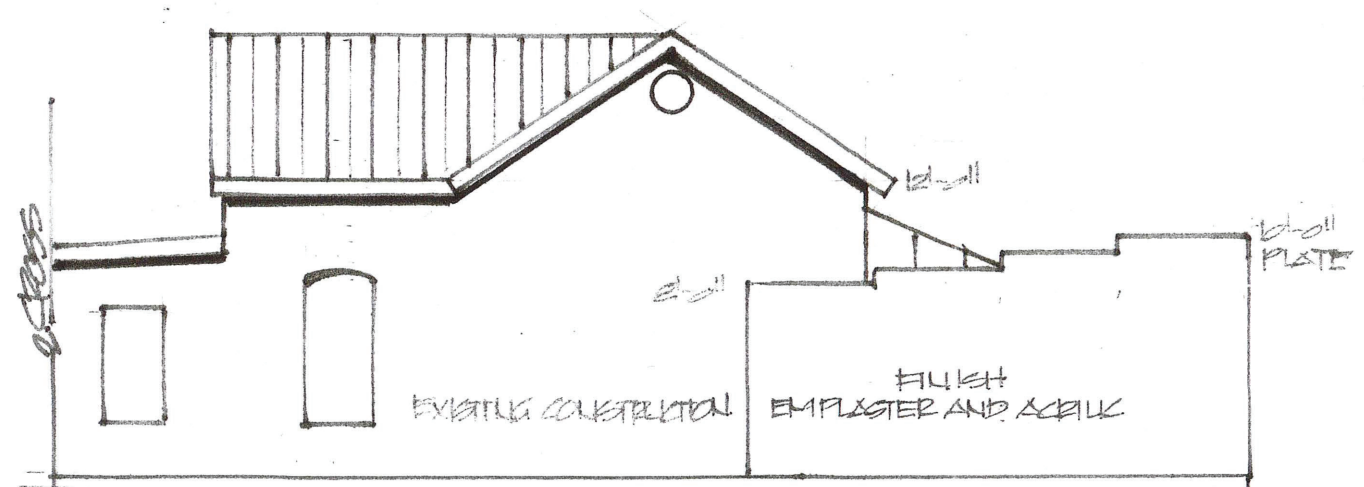




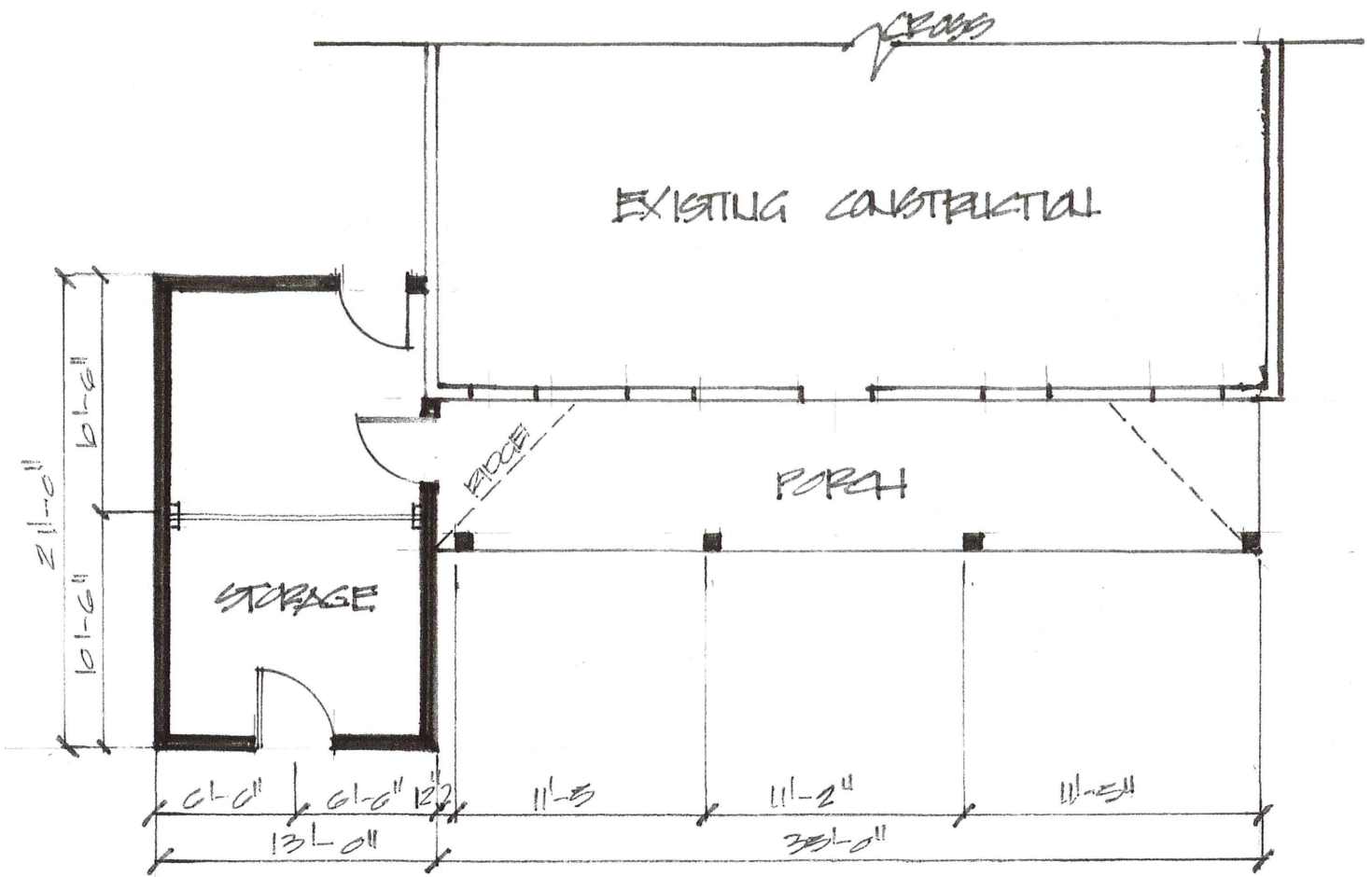
**FRONT ELEVATION** SCALE 1/8" = 1'



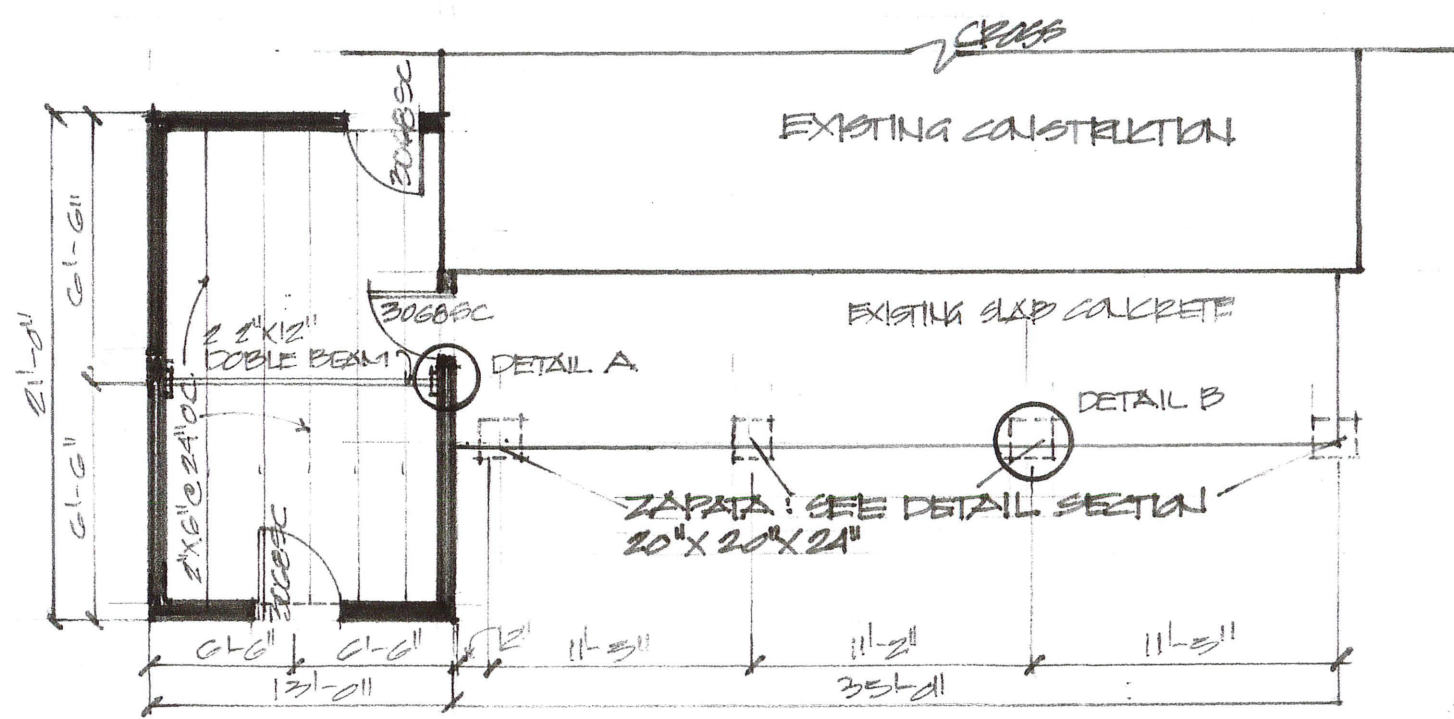
**RIGHT SIDE ELEVATION**



**LEFT SIDE ELEVATION**



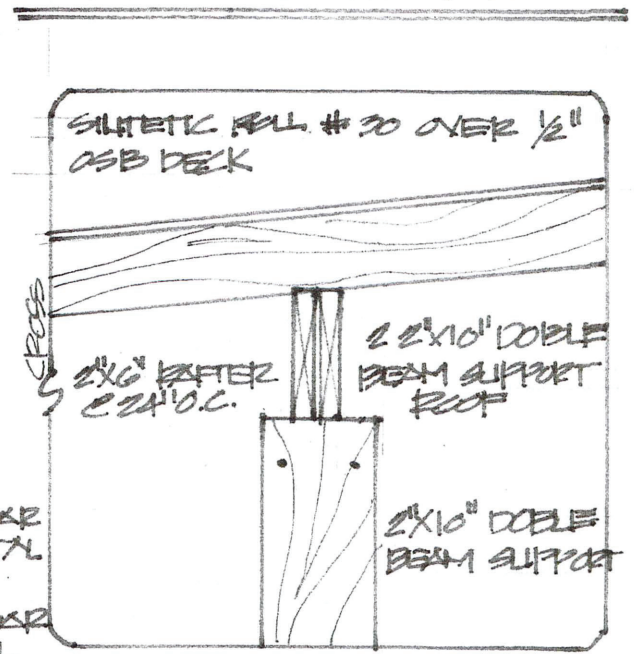
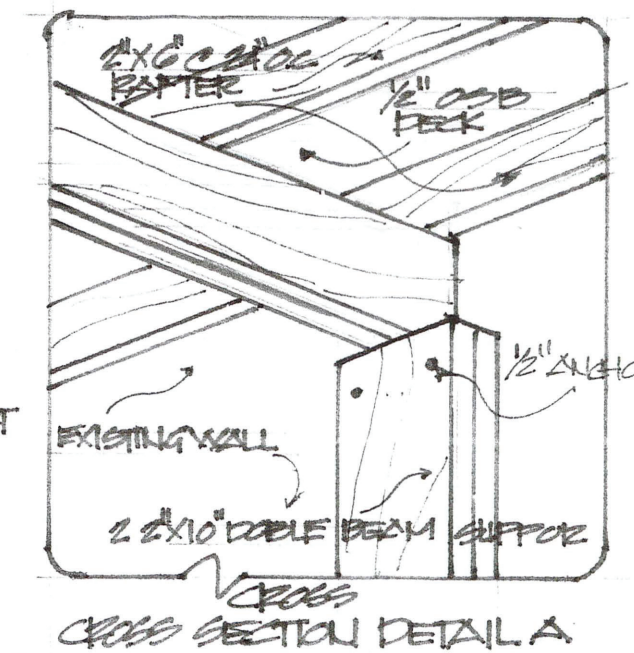
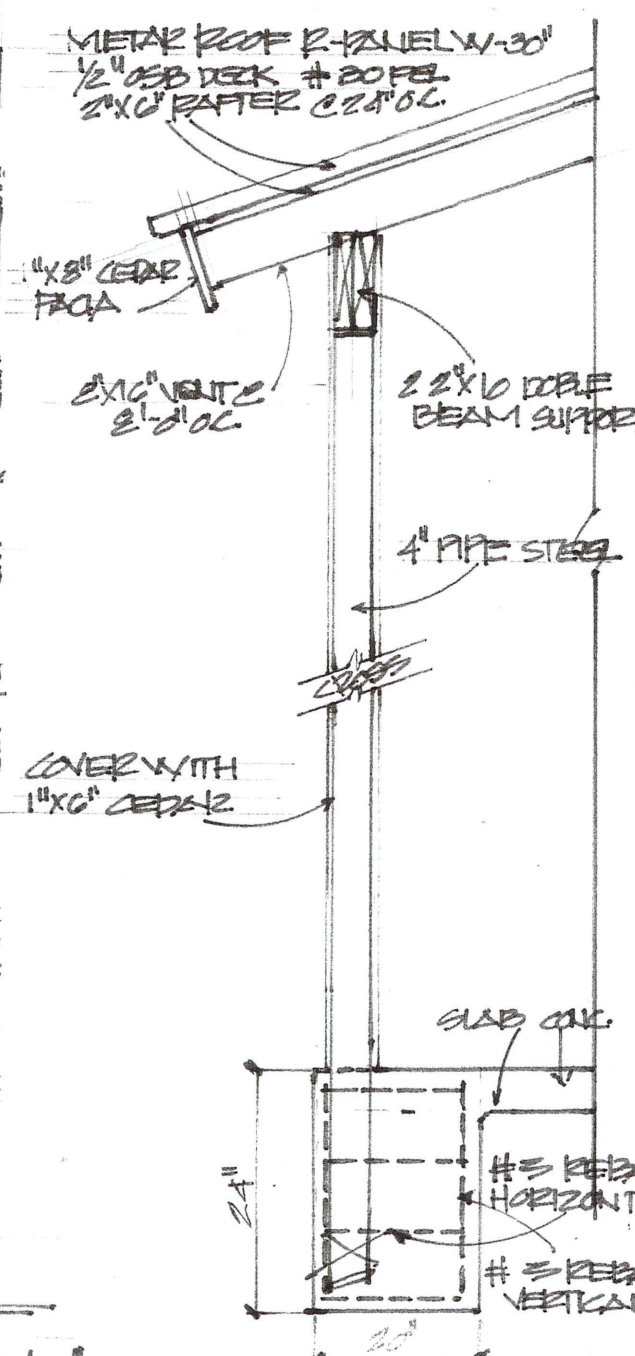
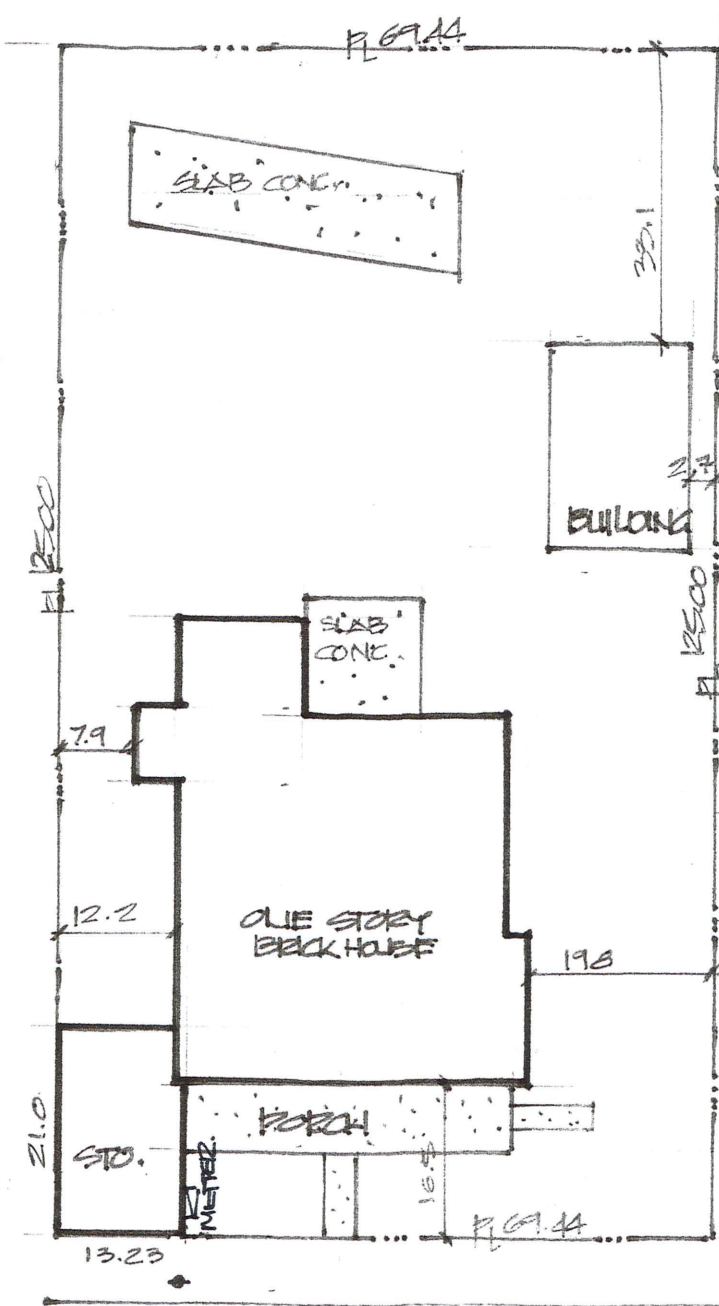
**FLOOR PLAN** SCALE 1/8" = 1'-0"



**ROOF PLAN**

**FOUNDATION PLAN**

OWNER:	PROJECT:
ADDRESS:	DESIGN BY: AURELIO GARCA 956-2905404



**SITE PLAN** 1" = 20'-0"

**CROSS SECTION  
DETAIL B**

LOT# \_\_\_\_\_ BLK# \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 OWNER \_\_\_\_\_



## Scope of Work

Due to Fire in storage room and porch.

Complete removal and replacement of all burned wood. This includes the repair of existing structural support beams and installation of steel beams underneath wood support beams to maintain historical integrity look of porch.

# Material List

QUANTITY	DESCRIPTION	WIDTH	LENGTH	WEIGHT
	PLEASE PRESENT SALES ORDER TO PICK UP ANY MATERIAL WE WILL NOT LOAD WITHOUT SALES ORDER ***** ***STOCK ITEMS ARE AVAILABLE FOR RETURN 7DAYS AFTR THE DATE PURCHASED ***** *** SPECIAL ORDER ITEMS NOT AVAILABLE FOR REFUNDS. ***NO RETURNS ON CUSTOM ORDERS*****			
10 PCS	PBR-PANEL GALVALUME 26GA CUT TO LENGTH		8'	208
4 PCS	PBR-PANEL GALVALUME 26GA CUT TO LENGTH		6'	62.4
8 PCS	PBR-PANEL GALVALUME 26GA CUT TO LENGTH		4'	83.2
4 PCS	PBR-PANEL GALVALUME 26GA CUT TO LENGTH		20'	208
250 PCS	TEK-SCREWS 12 X 1 GALVALUME			12.5
250 PCS	LAP-TEK SCREWS 14 X 7/8 GALVALUME			12.5
4 PCS	TAPE SEAL 1/2" X 3/32" ROLL			4
2 PCS	FLAT RIDGE CAP GAL		12'	48

SKU	DESCRIPTION	LOCATION	UNITS
90335	4X8X7/16 OSB WAFERWOOD	B0505	18
90072	TITANIUM RHINO SYNTHETC 10SQ	F0668	1
90242	2X6X12 WW S/B (1-1/2"X5-1/2")	A0401	16
98744	2X10X8 YP #2 (1-1/2"X9-1/4")	D0901	4
98749	2X10X16 YP #2 (1-1/2"X9-1/4")	A0216	2
90985	3/8 (11/32") ROUGH SOFFIT 4X8	B0517	10
50191	3/8X12' H-ALUMINUM BAR MOULDING	E3701	8
90391	1X8X14 CEDAR (3/4"X7-1/4")	A0215	4
90721	1X2X14 CEDAR (3/4"X1-1/2")	A0215	4
45268	GR 4000CT 3"X.131 RH FRAME NAIL	F0127	1
49296	GR 1.5X7/16 STAPLE 16 GA	F0126	1

# PHOTOS OF THE PORCH



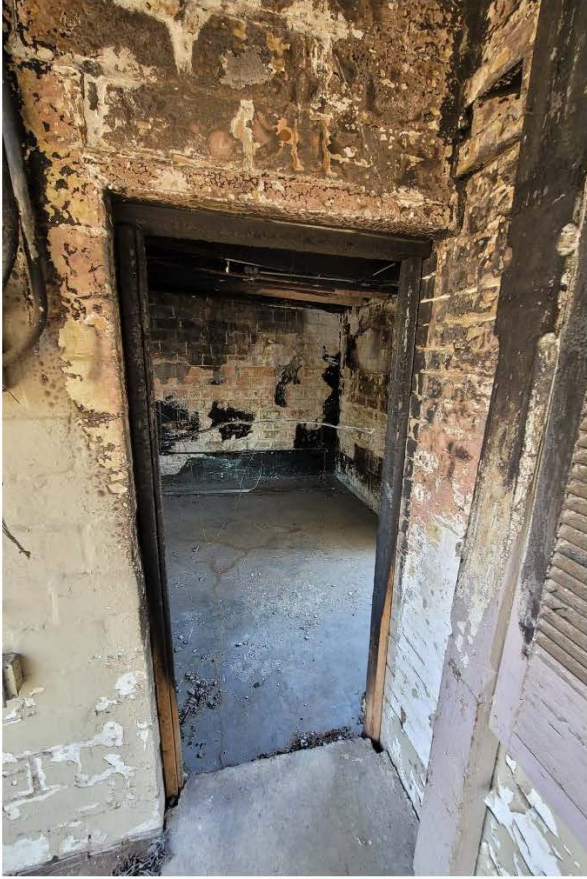








# PHOTOS OF THE STORAGE











## **Historic District/Landmark Board- Regular**

Meeting Date: 07/14/2022

Initiated by: Roland Lozano, Utility  
Coordination Manager

Staff Source: Orlando D. Navarro, Planning  
Director

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.

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### **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.

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