

**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
September 8, 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 August 11, 2022.

REC'D CITY SEC OFF
SEP 2 '22 PM4:02

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 construction of new commercial structures (PNC Bank and ATMs) and the erection of multiple attached and freestanding signs on Lot 4, 5, 6, and 7, Block 44, Western Division, located at 805 and 801 Farragut Street and 700 San Bernardo Avenue in the Old Mercado Historic District.

HD-010-2022

District VIII

7. 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, SEPTEMBER 2, 2022, BY 5:00 P.M.

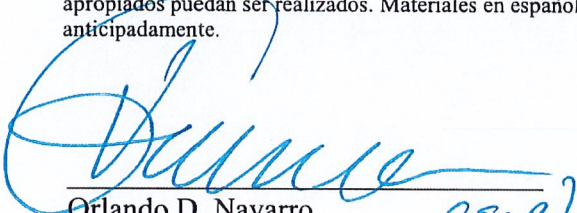
DISABILITY ACCESS STATEMENT

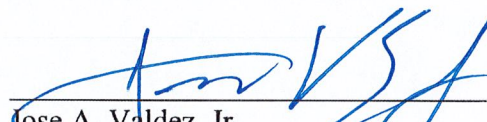
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Laura R. Garza, Planner, at (956) 794-1613, lrgarza@ci.laredo.tx.us, at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible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


Jose A. Valdez, Jr.
City Secretary

CITY OF LAREDO

HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF AUGUST 11, 2022

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, August 11, 2022 at 12:00 noon, at the City Council Chambers at City Hall at 1110 Houston St., in Laredo, Texas 78040, to consider the following:

1. CALL TO ORDER

Board Member (Bm.) Sepulveda called the meeting to order at 12:05 p.m.

2. ROLL CALL

Orlando Navarro, Planning Director, called roll and verified **quorum** existed.

Members present: Rebecca Sepulveda
Christina Davila Villarreal
Wayne Nance
Stanley Green
Marc Gonzalez

Members absent: Council District I – Vacant
Robert David Gonzalez
Maria Elena Morales
Priscilla Iglesias

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

Others present: Charles Pantangco
Dana Volpentesta
Alfredo G. Pelegrin, III

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of July 14, 2022

Bm. Davila Villarreal made a motion to **approve** the minutes of July 14, 2022.

Minutes of the HDLB meeting of August 11, 2022

Second: Bm. Nance
For: 5
Against: 0
Abstain: 0

Motion carried unanimously.

5. CITIZEN COMMENTS

None

6. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING:

- A. Public hearing and consideration of a motion to approve the construction of new commercial structures (PNC Bank and ATMs) and the erection of multiple attached and freestanding signs on Lot 4, 5, 6, and 7, Block 44, Western Division, located at 805 and 801 Farragut Street and 700 San Bernardo Avenue in the Old Mercado Historic District.**

HD-010-2022

District VIII

Staff **does not support** the proposed scope of work.

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

Orlando Navarro, Planning Director, informed the Historic Board there was a preliminary design review.

Madame Chair Sepulveda, requested a motion to open the public hearing for HD-010-2022.

Bm. M. Gonzalez made a motion to **open** the public hearing for HD-010-2022.

Second: Bm. Nance
For: 5
Against: 0
Abstain: 0

Motion carried unanimously

Charles Pantangco, PNC Bank Representative, and Dana Volpentesta, GPD Architect, informed the Board that they are present to speak in favor of the item and gave a brief presentation.

Bm. Davila Villarreal, stated a visual perspective should be provided.

Charles Pantangco, PNC Bank Representative, informed the Board they are in the process of conducting a site line study and will provide the study to the Historic Board as requested.

Bm. Davila Villarreal, expressed how the Historic Board has protected the Carriage House for a long time due to the historical significance of the structure.

Charles Pantangco, PNC Bank Representative, informed the Board they are interested in restoring the Carriage House.

Bm. M. Gonzalez, requested PNC to provide a 3D rendering of the proposed project on the site. He also questioned if a structural study will be conducted to see if the Carriage House can withstand the construction and movement in the area.

Dana Volpentesta, GPD Architect, informed the Board a structural review is an additional step, and it will be a prioritized.

Bm. Green made a motion to **close** the public hearing and **table** HD-010-2022 time certain.

| | |
|----------|-----------|
| Second: | Bm. Nance |
| For: | 5 |
| 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.

Orlando Navarro, Planning Director, informed the Commission that Roland Lozano, from the Building Department would be giving a presentation on the NEZ Program which is one of the incentives available to assist Historic owners.

Roland Lozano, Right-of-way Manager, Utility Coordinator and NEZ Liaison, gave a brief presentation on the NEZ Program.

8. ADJOURNMENT

Madame Chair Sepulveda, requested a motion to adjourn the meeting at 1:20 p.m.

Bm. Davila Villarreal made a motion to **adjourned** at 1:20 p.m.

| | |
|----------|-----------|
| Second: | Bm. Nance |
| For: | 5 |
| Against: | 0 |
| Abstain: | 0 |

Motion carried unanimously

Orlando D. Navarro,
City Planning Director

Rebecca Sepulveda
HDLB Chair

Historic District/Landmark Board- Regular

Meeting Date: 09/08/2022

Initiated by: PNC Bank, National Association, Staff Source: Orlando D. Navarro, Planning
Owner/Applicant; Charles Director
Pantangco, Representative

Prior Action: The item was tabled at the Historic District / Landmark Board meeting of August 11, 2022.

SUBJECT:

Public hearing and consideration of a motion to approve the construction of new commercial structures (PNC Bank and ATMs) and the erection of multiple attached and freestanding signs on Lot 4, 5, 6, and 7, Block 44, Western Division, located at 805 and 801 Farragut Street and 700 San Bernardo Avenue in the Old Mercado Historic District.

HD-010-2022

District VIII

BACKGROUND:

The item was tabled at the Historic District / Landmark Board meeting of August 11, 2022.

Changes to the proposed scope of work were made in response to the Board's discussion at the Historic District / Landmark Board meeting of August 11, 2022.

Proposed Scope of Work:

- Construction of a new PNC Bank at the corner of Santa Ursula Avenue and Hidalgo Street
- Construction of three (3) new PNC Automated Teller Machines (ATMs)
- On-premise freestanding sign:
 - 1 - Freestanding Horizontal Pylon Sign - 24.67 sqft
 - Overall Height: 14' - 8"
 - Overall Width: 9' - 3"
- Attached signs that include the following:
 - 2 - 24" Illuminated White Channel Letterset (46.35 sqft)
 - Sign Surface Height: 2' - 8 1/8"
 - Sign Surface Width: 17' - 3 3/4"
 - Letter Height: 2' - 0"

The following signs were eliminated from the previous scope of work:

- On-premise freestanding signs:
 - 3 - ATM Freestanding Signs - 5 sqft
 - Overall Height: 18' - 9 3/4"
 - Overall Width: 11 3/4"
- Attached sign that includes the following:
 - 1 - 8' 60-40 Halo Illuminated Powerlink
 - Sign Surface Height: 8' - 0"
 - Sign Surface Width: 8' - 0"

Site: The property is an H-AE (Historic Arts and Entertainment) zoning district within the Old Mercado Historic District.

Letters sent to surrounding property owners: 15

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

STAFF COMMENTS:

Staff **supports** the proposed scope of work for the proposed construction of a new PNC Bank at the corner of Santa Ursula Avenue and Hidalgo Street and the erection of multiple attached and freestanding signs in the following ways:

1. The proposed new construction of the PNC Bank uses materials that are compatible with other historic buildings within the district, thus it preserves the onsite historic structure present as it is in conformance to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.
2. The proposed materials will contribute to the visual continuity of the district as it is in conformance to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.
3. The attached signage complies with the City of Laredo Historic Urban Design Guidelines, *business signs on buildings shall be limited...two signs for corner lots.*

Staff **does not support** the proposed scope of work for the construction of three (3) new PNC Automated Teller Machines (ATMs) as it is not in conformance to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings in the following ways:

1. The proposed new construction of the PNC Automated Teller Machines (ATMs) will provide a negative impact to the property as the ATMs cause an obstruction to the existing on historic structure present, thus diminishing the character of the historic building.
2. The proposed scope of work interferes with the historic integrity of the property and its environment.

Staff Comments Regarding the Carriage House:

1. A structural integrity report on the Carriage House should be submitted to the City of Laredo Planning Department before initiating any repairs or renovations
2. Any cleaning should be conducted with the most gentle care.
3. A small area of the Carriage House should be tested for power washing to determine the historic masonry will not be damaged.
4. Power washing of historic masonry should be used in moderate amounts of pressure. Pressure may not exceed 200-400 psi.
5. Carriage House should be thoroughly dried out before any painting of the structure.
6. Highly vapor-premeable paint should be used to prevent spalling and interior mold.

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 construction of a new PNC Bank at the corner of Santa Ursula Avenue and Hidalgo Street and the erection of multiple attached and freestanding signs.

However, staff **does not support** the construction of three (3) new PNC Automated Teller Machines (ATMs).

Attachments

Maps

Narrative

Set of Plans

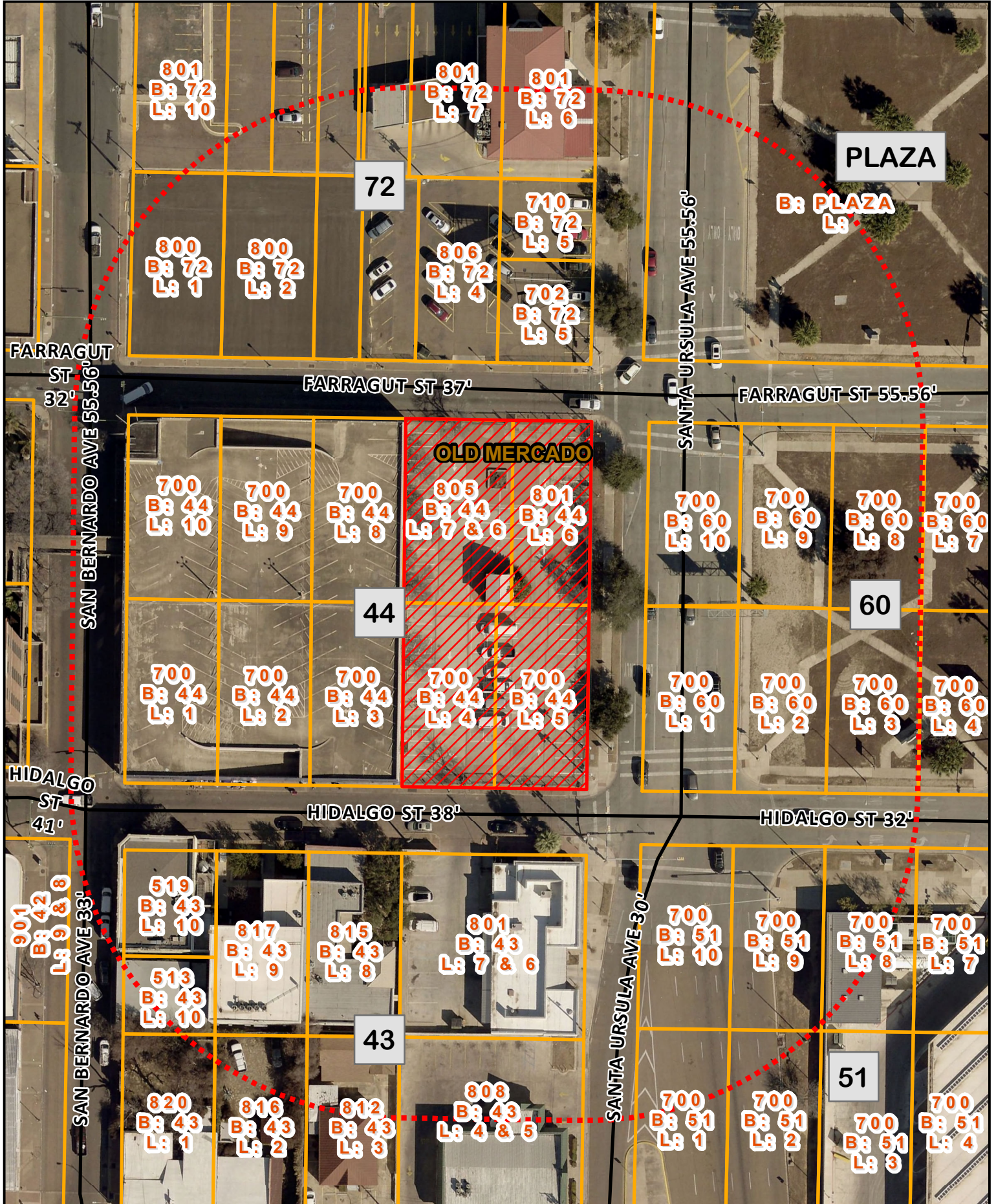
Proposed Materials

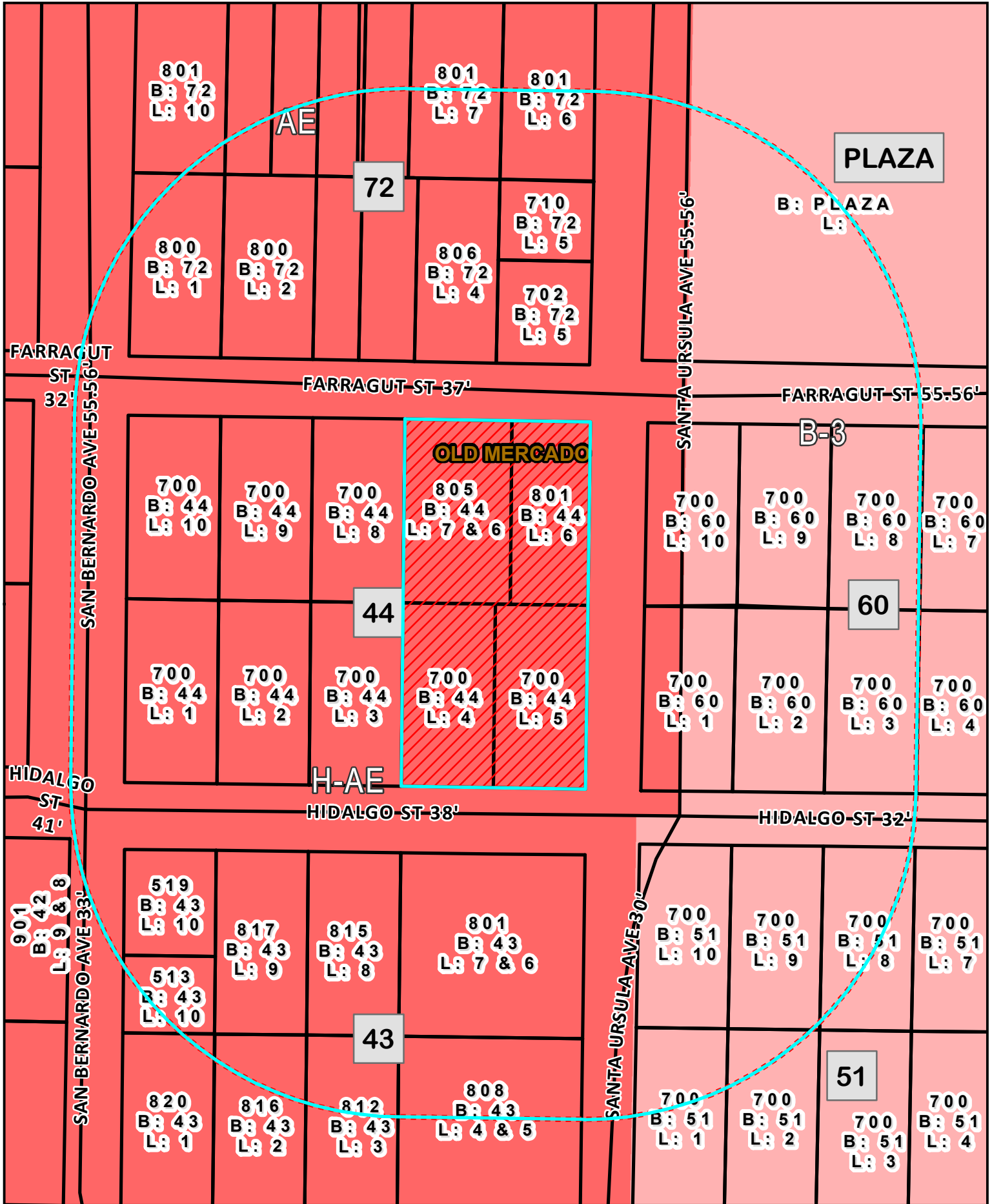
Proposed Signage

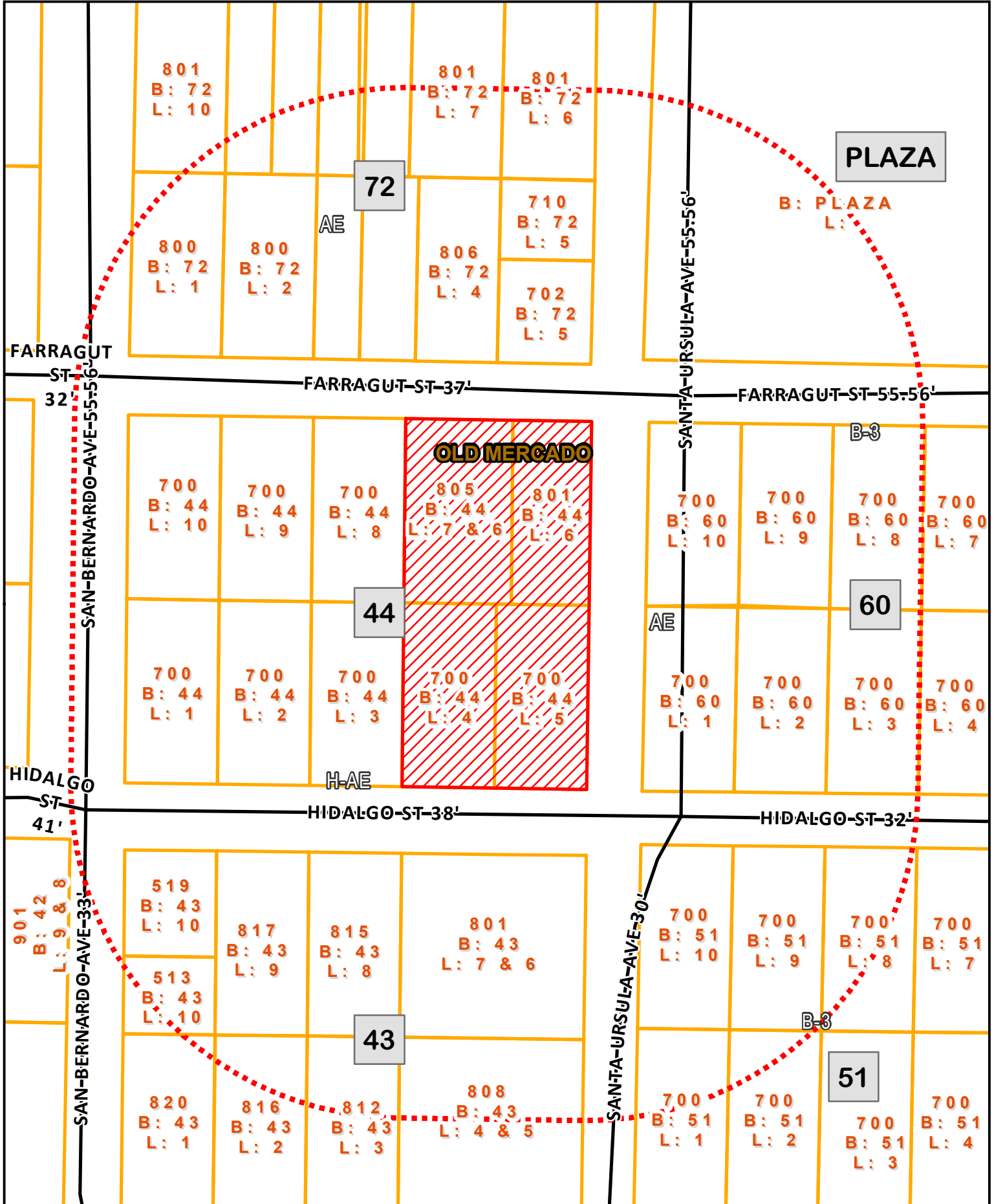
Proposed ATM's

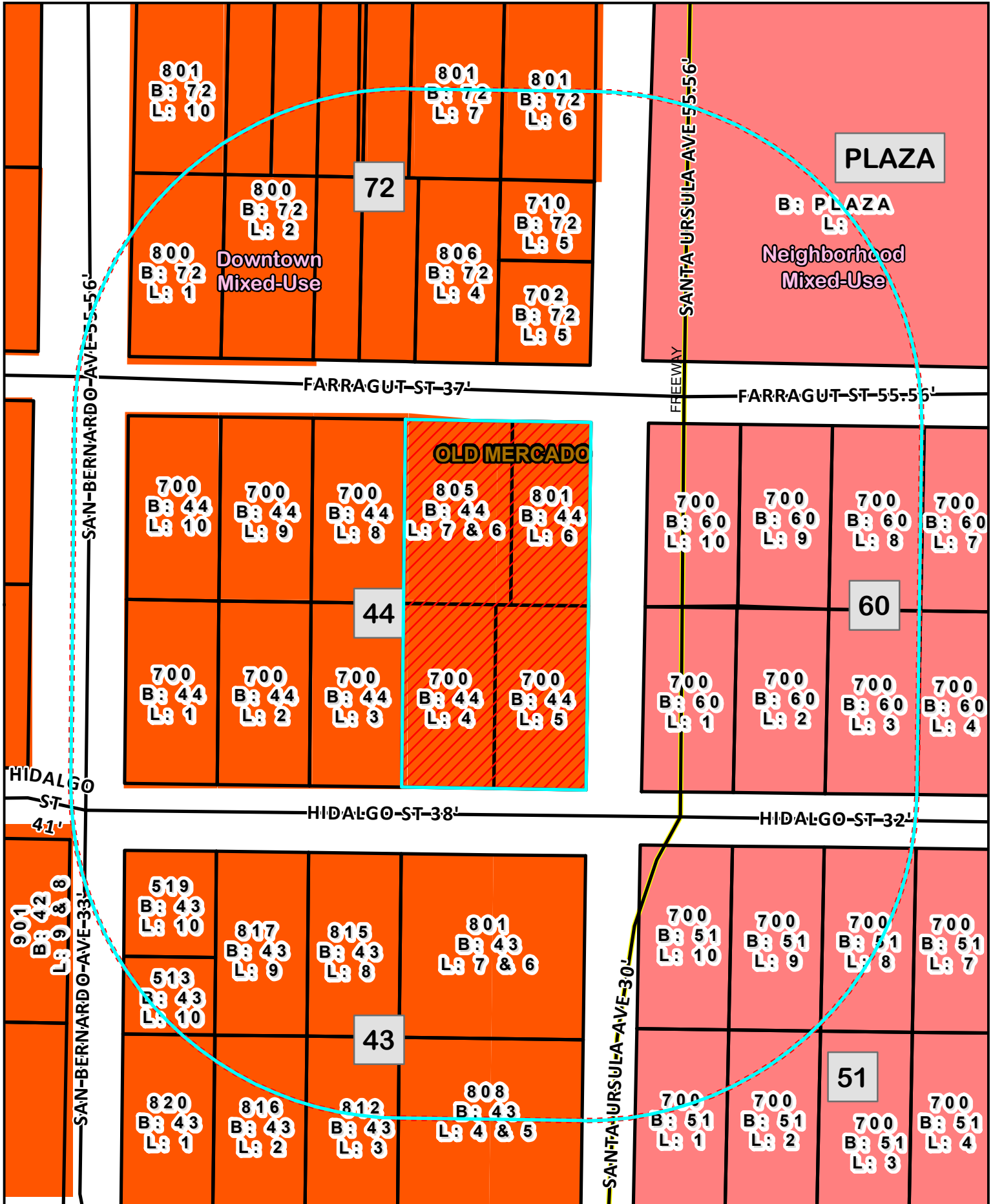
View Points Study

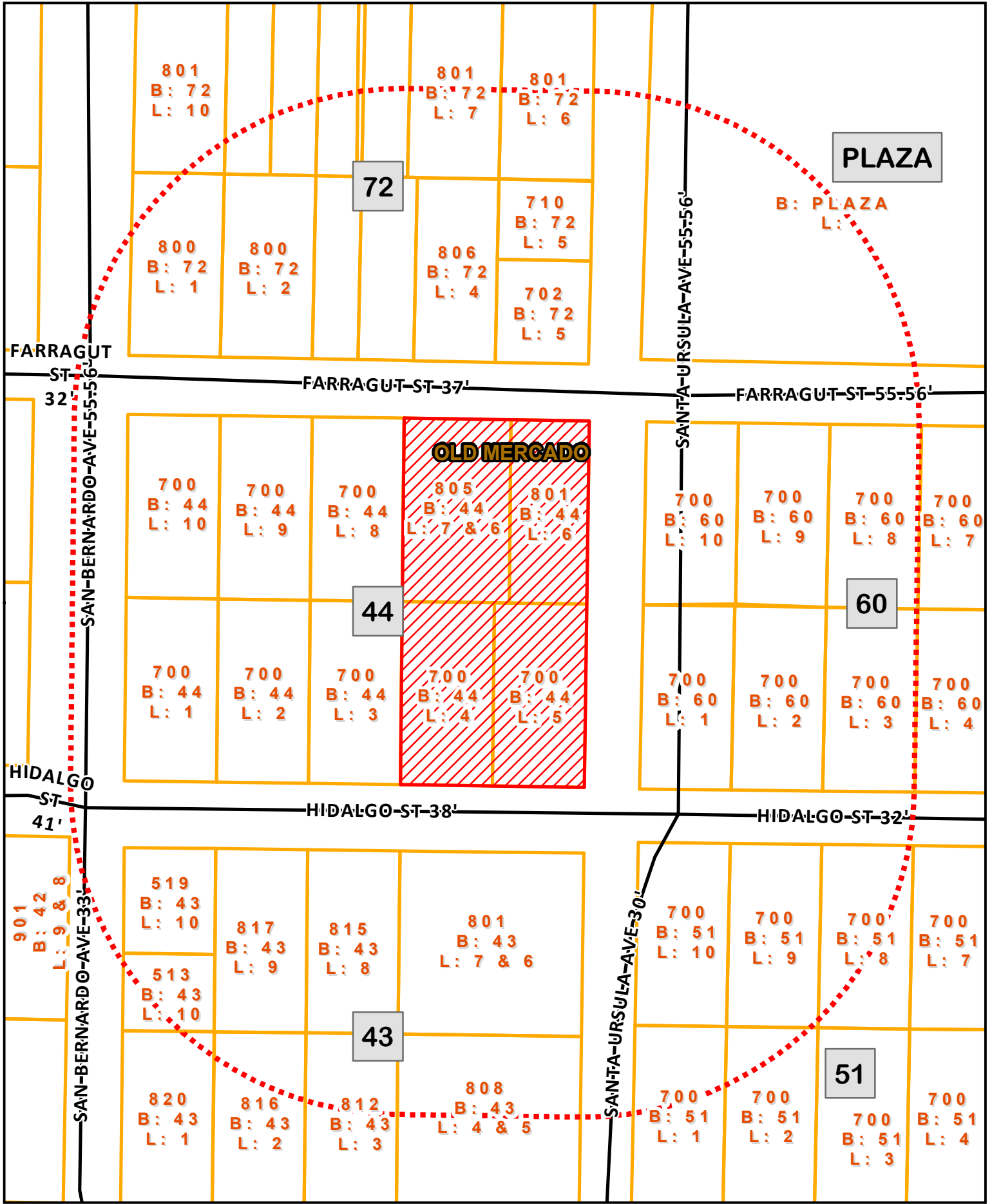
Photos











Project Scope of Work

PNC Bank Branch

- Construction of a new prototypical PNC Bank branch at the corners of Santa Ursula Ave. and Hidalgo Street.

BENCHMARKS:
BASES OF BEARINGS:
 ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GRID BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH ZONE, ESTABLISHED USING A GPS OBSERVATION DERIVED FROM FIRMNET A VRS NETWORK AND COMPARED TO AN OPUS SOLUTION FOR ACCURACY.
BASES OF ELEVATION:
 ALL ELEVATIONS SHOWN HEREON ARE GRID BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH ZONE, ESTABLISHED USING A GPS OBSERVATION DERIVED FROM FIRMNET A VRS NETWORK AND COMPARED TO AN OPUS SOLUTION FOR ACCURACY.

BENCHMARK #1 - A SET "X" IN CONCRETE ON THE NORTHWEST CORNER OF A CURB INLET LOCATED ON THE NORTH SIDE OF FARRAGUT ST.
 ELEVATION = 412.37'

BENCHMARK #2 - A SET "X" IN CONCRETE ON THE TOP OF A CURB ALONG THE SOUTH SIDE OF HIDALGO ST., SAID "X" IS DIRECTLY ACROSS THE STREET FROM A NO PARKING SIGN.
 ELEVATION = 411.87'



| BUILDING SETBACKS | | |
|-----------------------|----------|----------|
| | REQUIRED | PROVIDED |
| FRONT (SANTA URSULA) | 0' | 1.5' |
| FRONT (FARRAGUT) | 0' | 142' |
| FRONT (HIDALGO) | 0' | 5' |
| SIDE (PARKING GARAGE) | 10' | 61' |

| PARKING SETBACKS | | |
|-----------------------|----------|----------|
| | REQUIRED | PROVIDED |
| FRONT (SANTA URSULA) | N/A | 0' |
| FRONT (FARRAGUT) | N/A | 0.9' |
| FRONT (HIDALGO) | N/A | 6.4' |
| SIDE (PARKING GARAGE) | N/A | 0' |

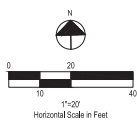
| LANDSCAPE SETBACKS | | |
|-----------------------|----------|----------|
| | REQUIRED | PROVIDED |
| FRONT (SANTA URSULA) | N/A | 0' |
| FRONT (FARRAGUT) | N/A | 0.9' |
| FRONT (HIDALGO) | N/A | 6.4' |
| SIDE (PARKING GARAGE) | N/A | 0' |

| PARKING SPACES | | | |
|------------------|----------|----------|--------|
| NUMBER OF SPACES | REQUIRED | PROVIDED | FUTURE |
| NUMBER OF SPACES | 19 | 19 | 21 |

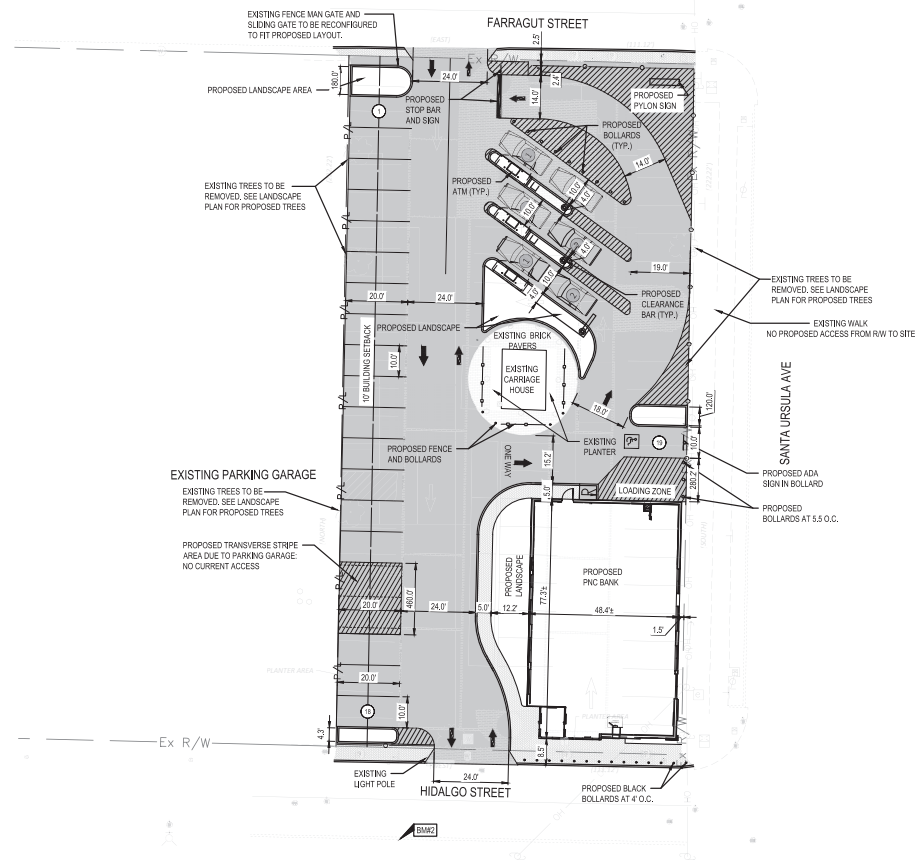
PARKING REQUIREMENTS
 1 SPACE PER 200 SF + 2 STACKING SPACES PER ATM.
 THEREFORE: 3676 SF / 200 SF = 19 SPACES

| LAND USE DATA | | |
|---------------------------------|----------------|---------------|
| | % OF SITE AREA | AREA PRODUCED |
| BUILDING | 17.81% | 0.101 AC. |
| PAVEMENT/IMPERVIOUS LANDSCAPING | 77.08% | 0.437 AC. |
| TOTAL | 100% | 0.567 AC. |

CURRENT ZONING: H-AE OLD MERCADO HISTORIC DISTRICT



| LEGEND | |
|--------|--|
| | PROPERTY LINE |
| | EXISTING TREE |
| | EXISTING LIGHT POLE |
| | EXISTING POWER POLE |
| | EXISTING OVERHEAD WIRES |
| | PROPOSED CONCRETE |
| | PROPOSED BRICK PAVERS |
| | PROPOSED TRANSVERSE STRIPING |
| | PROPOSED ATM KIOSK |
| | PROPOSED CLEARANCE BAR |
| | PROPOSED BOLLARD |
| | PROPOSED DRIVE THRU STACK CAR AND NUMBER |



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

PRELIMINARY

PNC - GROUND UP
 801 FARRAGUT STREET
 LAREDO, TX 78040

PRELIMINARY SITE PLAN

| ISSUED FOR: | |
|--------------|----------|
| PERMIT | XXXXXXXX |
| BD | XXXXXXXX |
| CONSTRUCTION | XXXXXXXX |
| RECORD | XXXXXXXX |

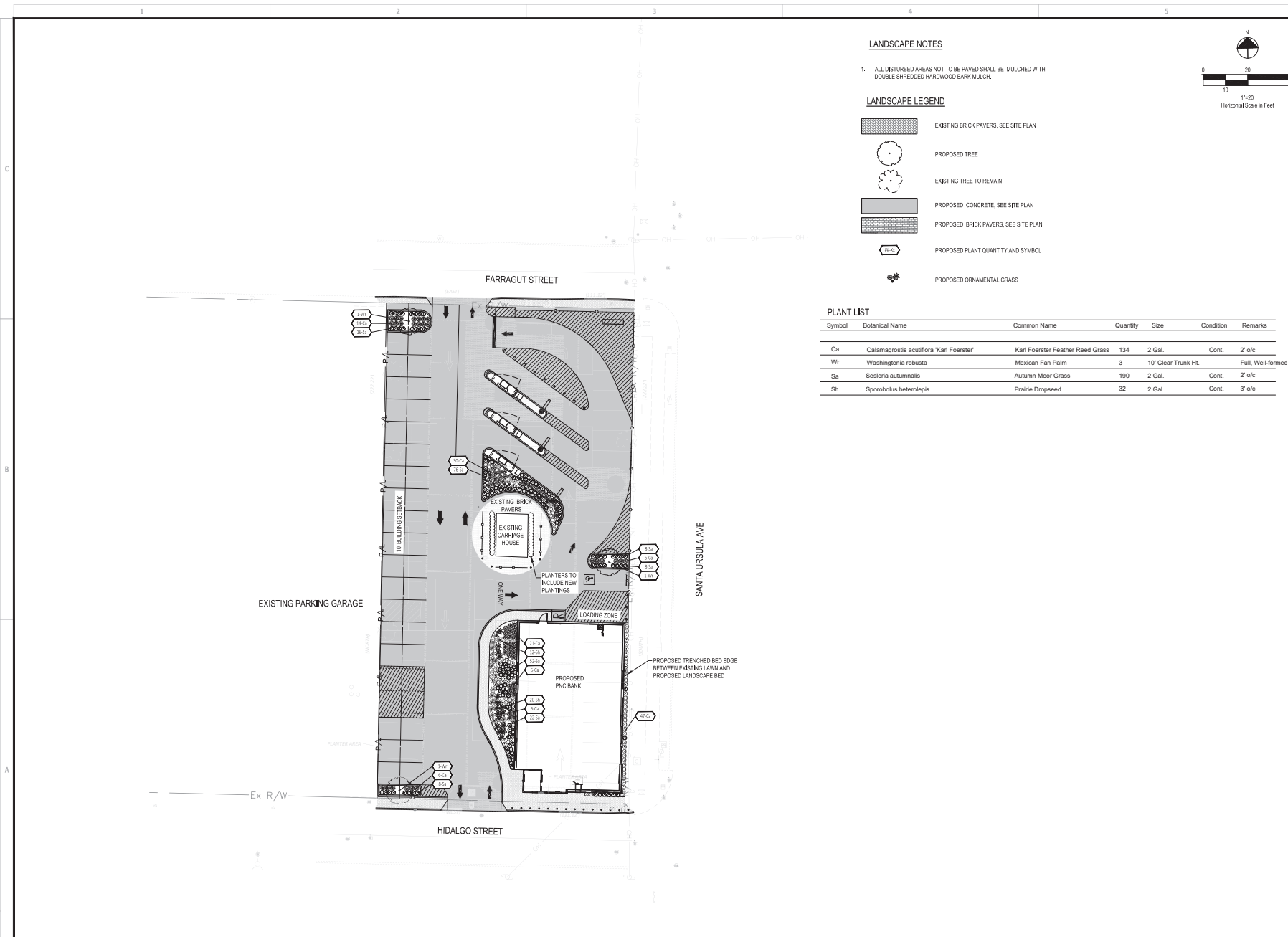
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| MR | TJW |

JOB NO.
 2022190.17

C-111

Drawing Name: \\sdc\p\cadd\2022190.17_Landscaping.dwg User: TJK Date: 05/11/2022 11:14 AM
 Drawn By: TJK
 Design: TJK
 Check: TJK
 Title: Preliminary Site Plan.dwg
 August 28, 2022 11:14 AM - E:\pnc

Drawn: Nemo, 01/25/2023 10:51 AM, P:\Projects\801 Farragut Street Landscape\801 Farragut Street Landscape.dwg
 Dwg: CIVIL_LANDSCAPE/2022190.17 PNC Lando, T.C. - L:\production\8.25.2022.dwg
 August 28, 2022 1:54 PM - 88999



LANDSCAPE NOTES

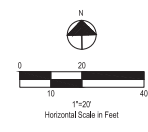
- ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE MULCHED WITH DOUBLE SHREDDED HARDWOOD BARK MULCH.

LANDSCAPE LEGEND

- EXISTING BRICK PAVERS, SEE SITE PLAN
- PROPOSED TREE
- EXISTING TREE TO REMAIN
- PROPOSED CONCRETE, SEE SITE PLAN
- PROPOSED BRICK PAVERS, SEE SITE PLAN
- PROPOSED PLANT QUANTITY AND SYMBOL
- PROPOSED ORNAMENTAL GRASS

PLANT LIST

| Symbol | Botanical Name | Common Name | Quantity | Size | Condition | Remarks |
|--------|--|----------------------------------|----------|---------------------|-------------------|---------|
| Ca | Calamagrostis acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 134 | 2 Gal. | Cont. | 2' o/c |
| Wr | Washingtonia robusta | Mexican Fan Palm | 3 | 10' Clear Trunk Ht. | Full, Well-formed | |
| Sa | Sesleria autumnalis | Autumn Moor Grass | 190 | 2 Gal. | Cont. | 2' o/c |
| Sh | Sporobolus heterolepis | Prairie Dropseed | 32 | 2 Gal. | Cont. | 3' o/c |



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

PRELIMINARY

PNC - GROUND UP
 801 FARRAGUT STREET
 LAREDO, TX 78040
 PRELIMINARY LANDSCAPE PLAN

| ISSUED FOR: | |
|--------------|----------|
| PERMIT | XXXXXXXX |
| BID | XXXXXXXX |
| CONSTRUCTION | XXXXXXXX |
| RECORD | XXXXXXXX |

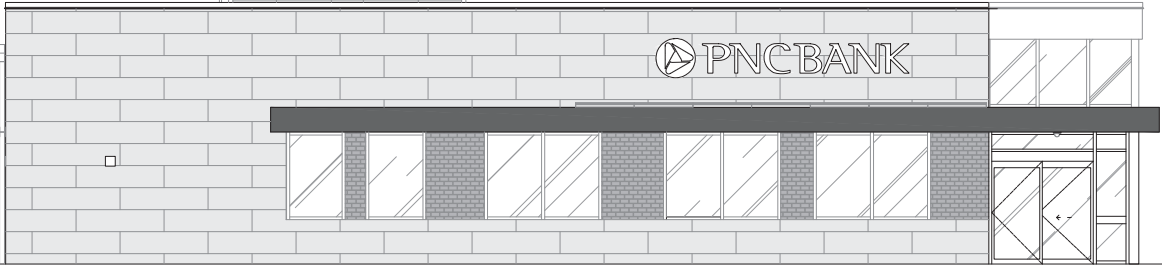
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| MR | JA |

JOB NO.
 2022190.17

L-101

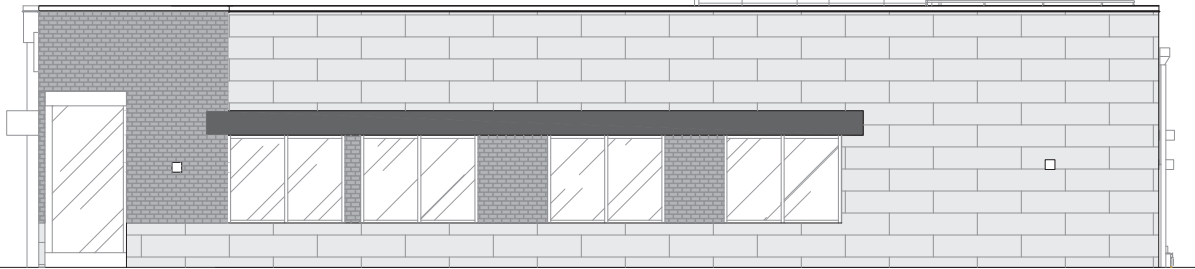
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 August 24, 2022 - JHM

T.O. RTU SCREEN
15'-0"
 T.O. PARAPET
17'-0"
 T.O. CANOPY
10'-6"
 T.O. GLAZING
9'-2"
 FINISH FLOOR
0'-0"



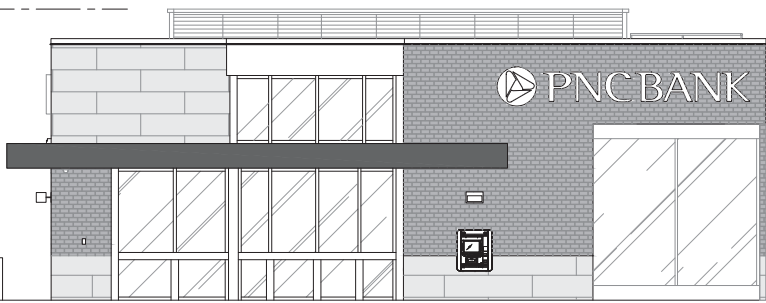
4 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

T.O. RTU SCREEN
17'-0"
 T.O. PARAPET
17'-0"
 T.O. CANOPY
10'-6"
 T.O. GLAZING
9'-2"
 FINISH FLOOR
0'-0"



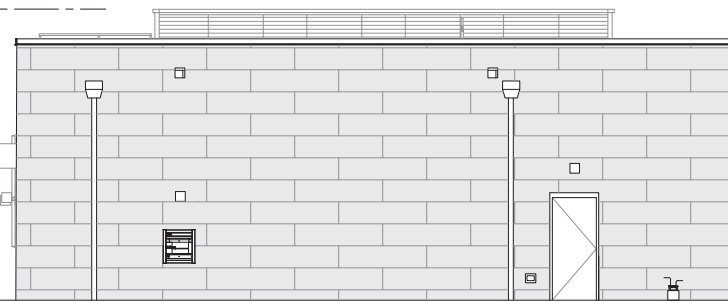
3 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

T.O. RTU SCREEN
16'-0"
 T.O. PARAPET
17'-0"
 T.O. CANOPY
10'-6"
 T.O. GLAZING
9'-2"
 FINISH FLOOR
0'-0"







1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

T.O. RTU SCREEN
16'-0"
 T.O. PARAPET
17'-0"
 T.O. CANOPY
10'-6"
 T.O. GLAZING
9'-2"
 FINISH FLOOR
0'-0"



2 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

LEGEND

- 
 FIBER CEMENT PANEL
 MANUFACTURER: NICHIA
 SERIES: STYLE: ILLUMINATION
 COLOR: COTTON
- 
 FIBER CEMENT PANEL
 MANUFACTURER: NICHIA
 SERIES: STYLE: SANDSTONE
 COLOR: DESERT BEIGE
- 
 FIBER CEMENT PANEL
 MANUFACTURER: NICHIA
 SERIES: STYLE: MOSAIC BRICK
 COLOR: ALEXANDRIA BUFF
- 
 ALUMINUM COMPOSITE MATERIAL PANEL
 MANUFACTURER: LAMINATECH, INC.
 SERIES: STYLE: OMEGA LITE
 COLOR: PANTONE 455



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

PRELIMINARY

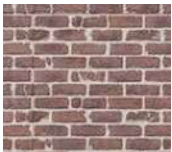
PNC BANK - LAREDO
 805 FARRAGUT ST
 LAREDO, TX 78040
 PRELIMINARY
 EXTERIOR ELEVATIONS

| | |
|-----------------|----------|
| ISSUED FOR: | |
| PERMIT | |
| BD | |
| CONSTRUCTION | |
| RECORD | |
| PROJECT MANAGER | DESIGNER |
| MAR | JLT |

JOB NO.
2022190.17

A-201

PNC Exterior Material Locations



Nichiha Panels
Alexandria Buff



Metal Panel
Pantone 426C



Nichiha Panels
Sandstone/
Desert Beige



PNC Pylon Sign Details



Overall sign height: 14'-8"

Overall sign width: 9'-3"

Letter Height: 2'-8"

Internally illuminated

PNC Exterior Building Signage



Overall sign height: 2'-8 1/8"

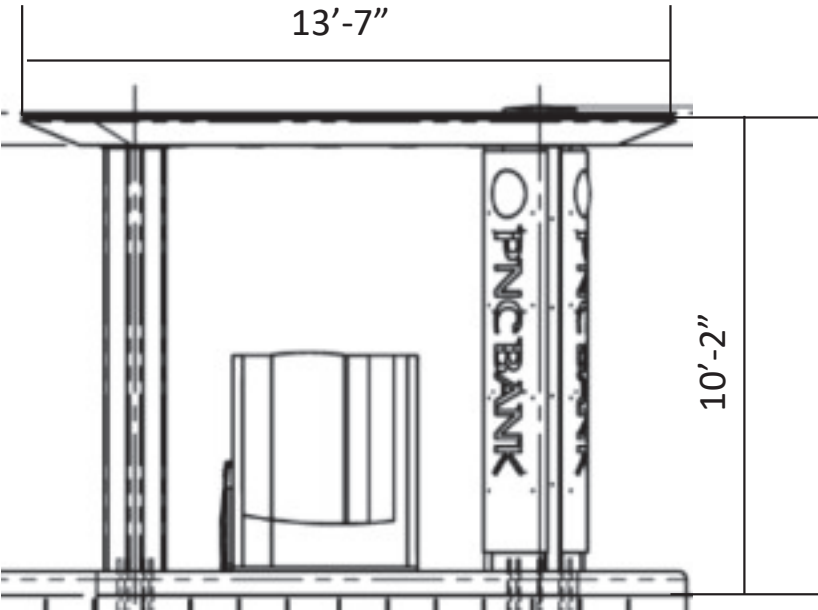
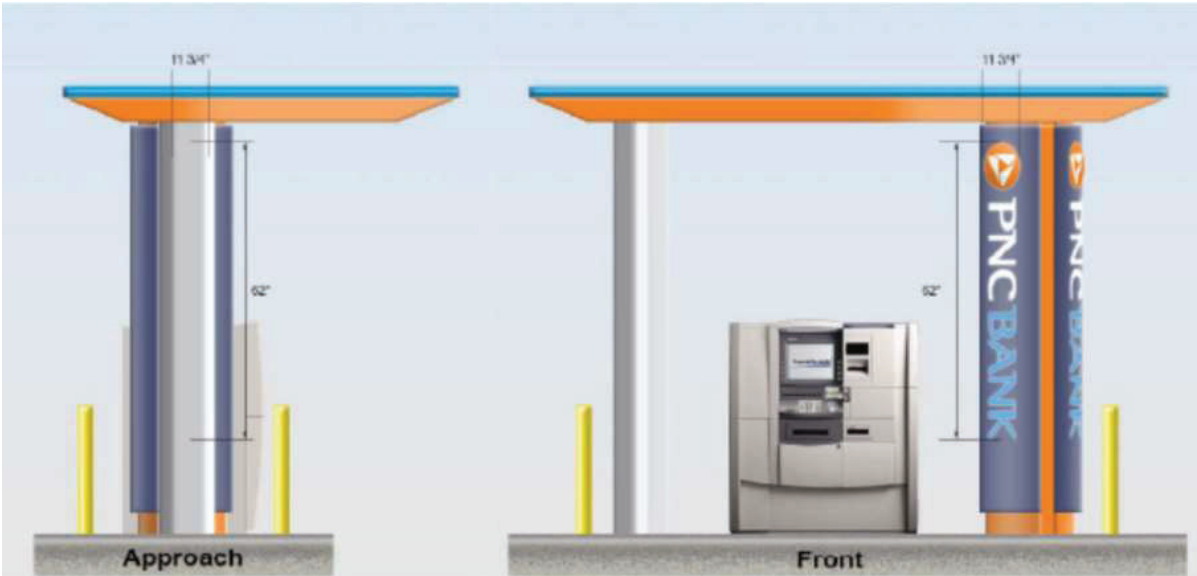
Overall sign width: 17'-3 3/4"

Letter Height: 2'-0"

Internally illuminated White
Channel Letterset

Logo Font Rotis Serif

PNC Drive Lane ATM Details

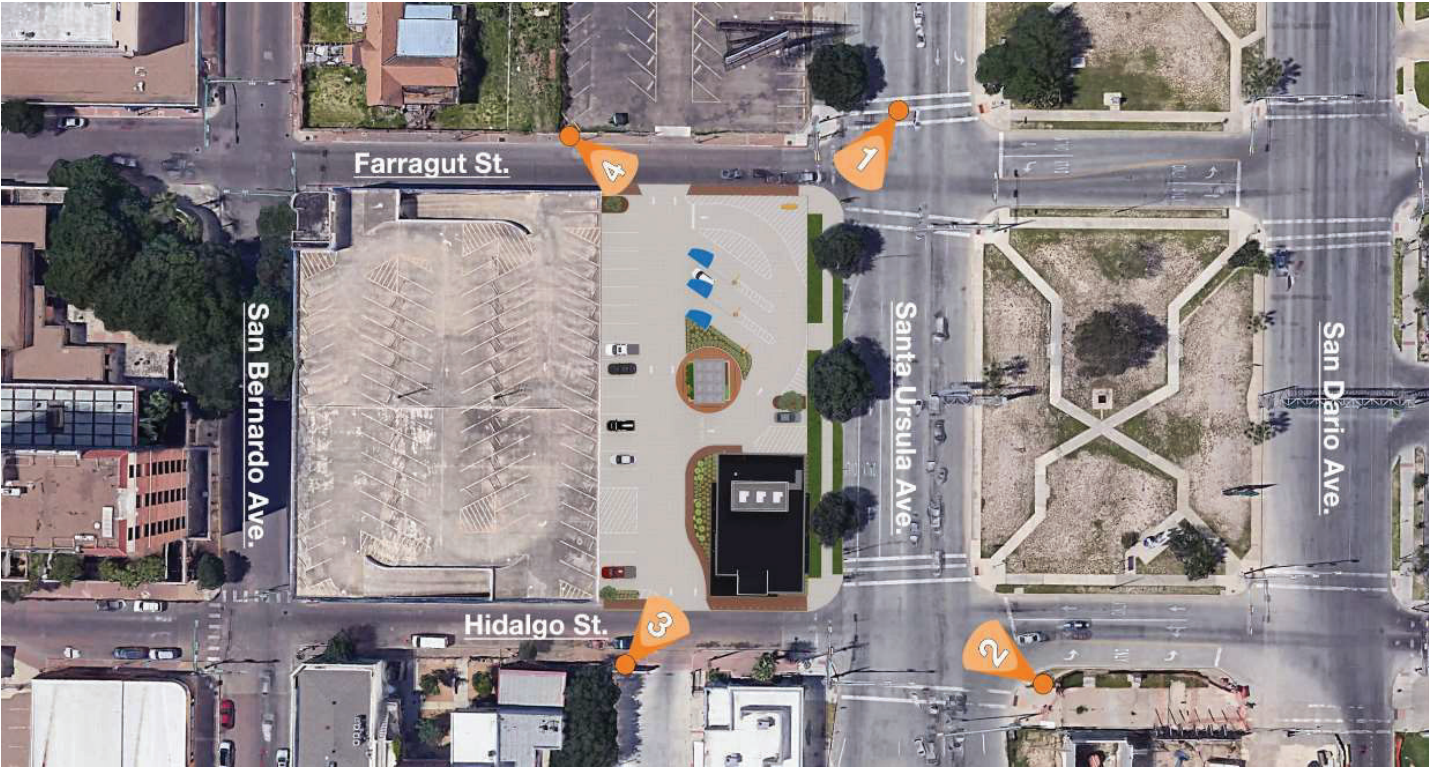


PNC Drive Lane ATM Photos



Photos for height reference

Line Site Study View Points



Line Site Study – Santa Ursula & Farragut



Line Site Study – Santa Ursula & Hidalgo St.



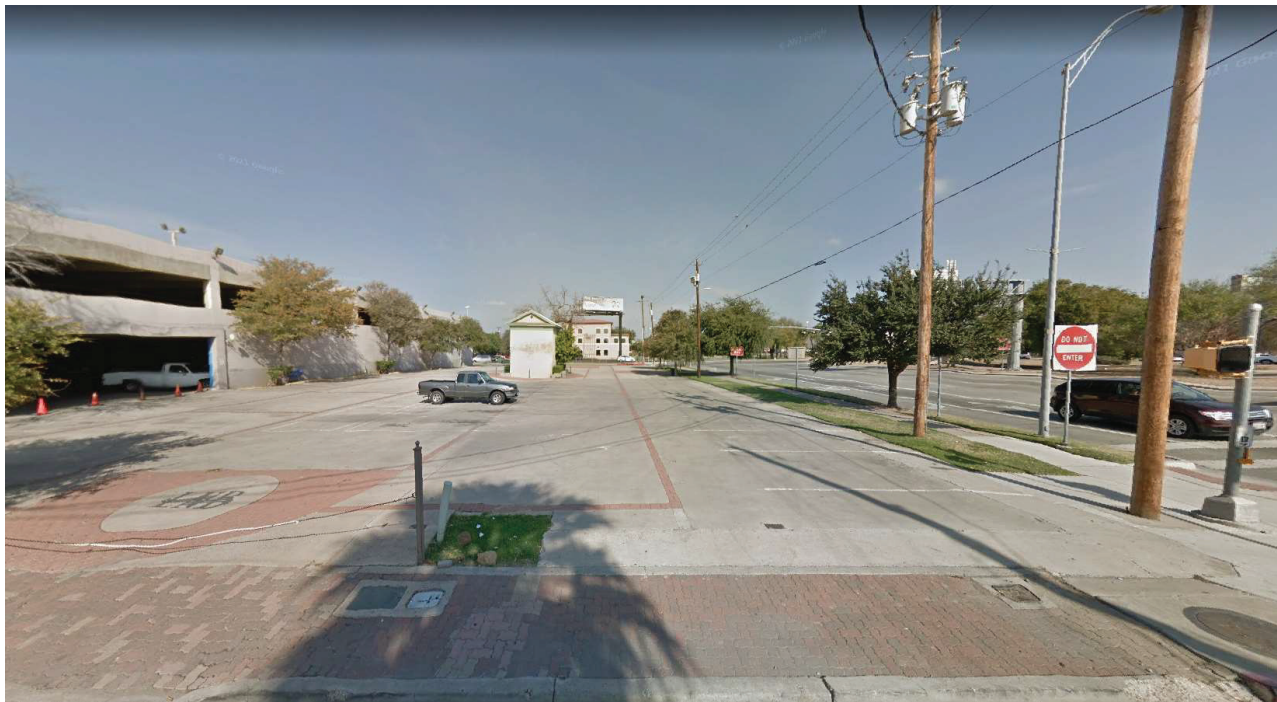
Line Site Study – Hidalgo Street



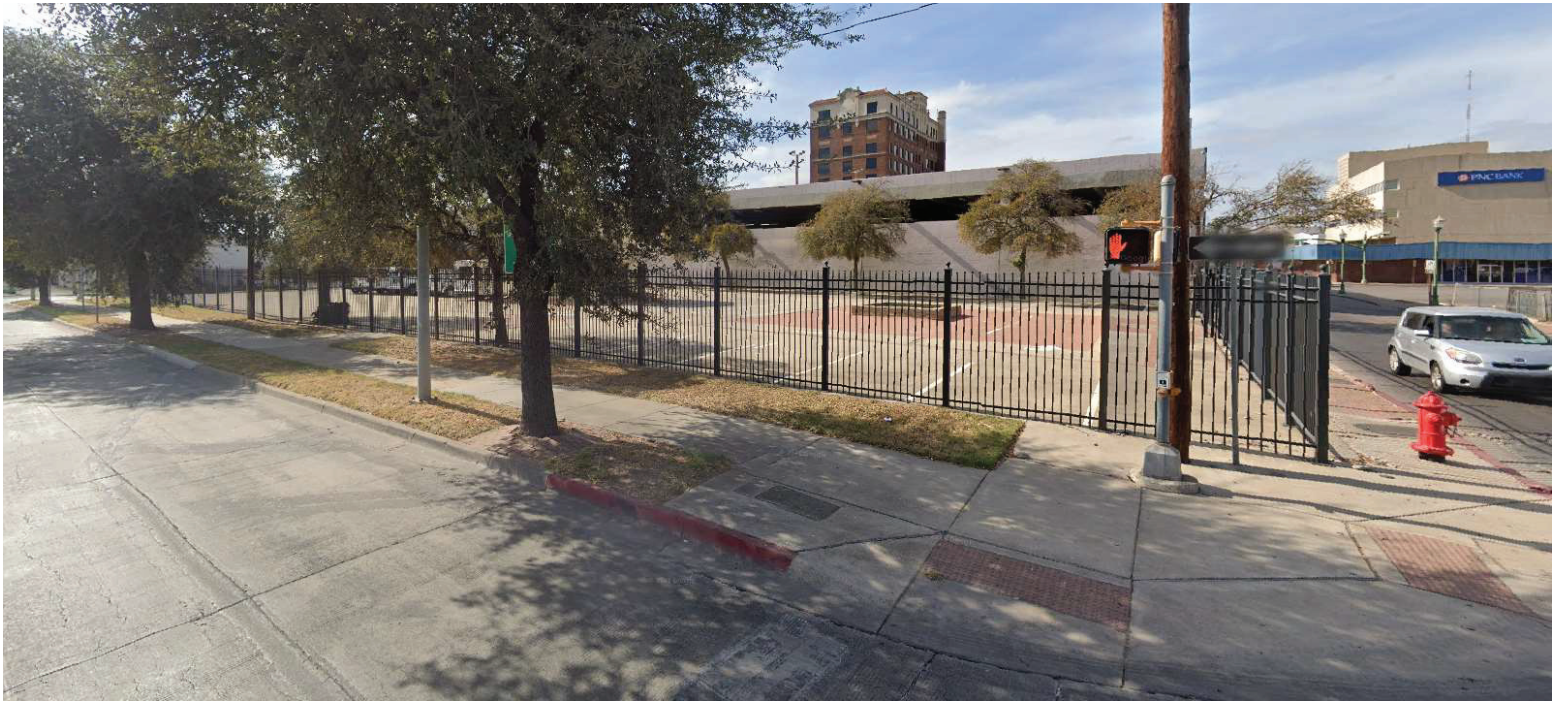
Line Site Study – Farragut Street



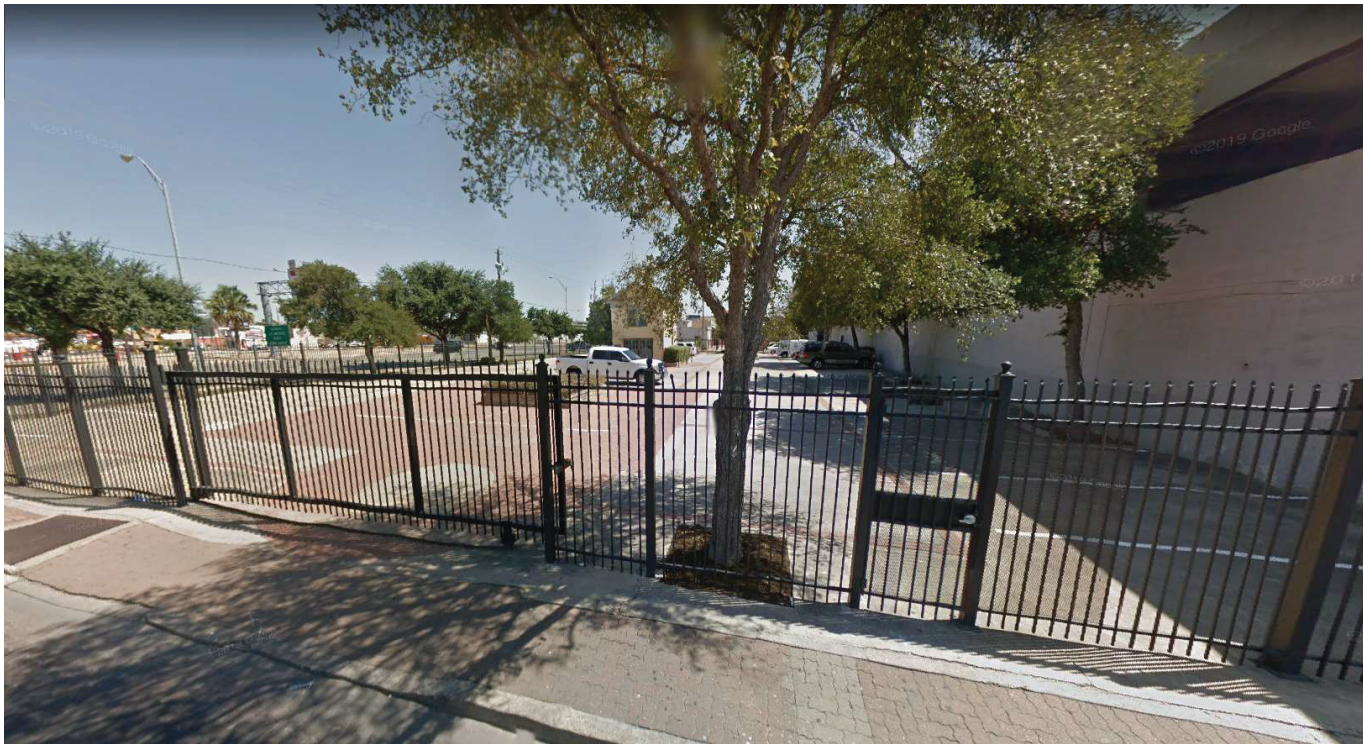
Site Photo – Hidalgo Street View



Site Photo – Santa Ursula Avenue & Farragut Street



Site Photo – Farragut Street View



Carriage House Elevations



Front Elevation (Farragut Street)



Side Elevation (Santa Ursula Avenue)



Rear Elevation (Hidalgo Street)