

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
October 13, 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 September 8, 2022

REC'D CITY SEC OFF
OCT 7 '22 PM3:32

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 consider the removal of the existing fence and construction of a new fence on Lot 9 and 10, Block 143, Western Division, located at 1519 Matamoros Street in the Saint Peter's Historic District.

HD-012-2022
District VIII

- B. Public hearing with possible action to provide recommendation on the proposed amendment of City of Laredo Land Development Code, Article V, Section 24-78.2, (b), entitled Central Business District, Arts and Entertainment District, and Historic District Exemptions, to exempt the Saint Peter's Historic District from the off-street parking requirements contained in Section 24-78, and thereby providing the Saint Peter's Historic District with the same parking exemptions which currently apply to the Old Mercado and San Agustin De Laredo Historic Districts, providing that this ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

7. STAFF REPORT AND COMMUNICATIONS:

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, OCTOBER 7, 2022 BY 5:00 P.M.

DISABILITY ACCESS STATEMENT

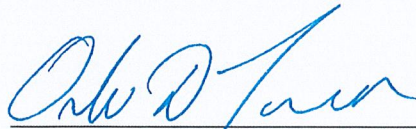
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Laura R. Garza, Planner II, at (956) 794-1613, lrgarza@ci.laredo.tx.us, at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible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

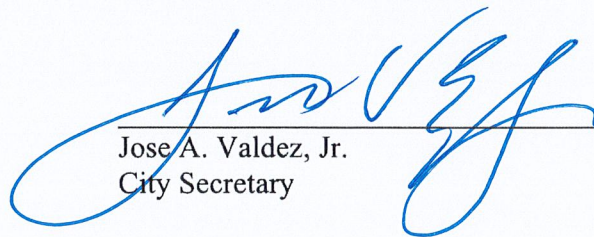
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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 SEPTEMBER 8, 2022

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, September 8, 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 12:08 p.m.

2. ROLL CALL

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

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

Members absent: Council District I – Vacant
Robert David Gonzalez
Christina Davila Villarreal
Marc Gonzalez

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

Others present: Charles Pantangco
Dana Volpentesta

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of August 11, 2022

Bm. Nance made a motion to **approve** the minutes of August 11, 2022.

Second: Bm. Morales
For: 5

Minutes of the HDLB meeting of September 8, 2022

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 **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.

Staff also **supports** the proposed scope of work for the construction of the new PNC Automated Teller Machines (ATMs) with conditions.

In addition, Staff provided comments regarding the Carriage House.

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

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

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

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

Motion carried unanimously

Charles Pantangco, PNC Bank Representative, and Dana Volpentesta, GPD Architect, informed the Board that after speaking with Orlando Navarro, Planning Director, they

agree with all the conditions including the Seismic Study on the Carriage House which will be done within the next couple of weeks. He also gave a brief presentation of the changes that were done to the site plan from the last meeting.

Bm. Green made a motion to **close** the public hearing, support staff recommendations and **approve** HD-010-2022.

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

Motion carried unanimously

Madam Chair Sepulveda, clarified that the motion was to approve the new construction of the building, signage, and ATM machines.

She also mentioned that the Vice-Chair is no longer on the Board, therefore, requested for it to be addressed at the next meeting.

7. ADJOURNMENT

Madame Chair Sepulveda, requested a motion to adjourn the meeting at 12:33 p.m.

Bm. Morales Villarreal made a motion to **adjourned** at 12:33 p.m.

Second:	Bm. Iglesias
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: 10/13/2022

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

Prior Action: On May 12, 2022 and May 26, 2022, the applicant came to the Historic District Landmark Board proposing to alter the design of fence which was previously approved on April 8, 2021.

SUBJECT:

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

HD-012-2022

District VIII

BACKGROUND:

Previous Action:

On April 8, 2021 - The Historic District Landmark Board approved the proposed scope of work which included demolition, renovations, painting, repairs to the exterior of the structure.

On May 12, 2022 - Applicant proposed to alter the design of the fence which was previously approved by the Historic District Landmark Board on April 8, 2021. The proposed fence alteration is located along Matamoros Street and Davis Avenue. The Historic District Landmark Board failed to establish quorum.

On May 26, 2022 - Applicant proposed to alter the design of the fence which was previously approved by the Historic District Landmark Board on April 8, 2021. The Historic District Landmark Board failed to establish quorum.

On June 06, 2022 - The City Council approved of the design alteration of the fence, which included the columns to be extended upward 3 feet and the installation of light fixtures on each column.

Proposed Scope of Work:

Applicant is proposing to remove the existing fence and to construction a new fence located behind the existing structure on 1519 Matamoros Street.

1. The existing rear brick wall fence (4 feet high) will be demolished.
2. The proposed new construction of the fence will be 8 feet high with concrete block and 96.3 feet in length.
3. The concrete block fence will have a stucco finish and be painted Sherwin Williams color, 0046 White Hyacinth, to match the existing structure and fence.
4. A total of 14 light fixtures will be installed on the proposed fence. The light fixtures will be placed every 8 feet on the proposed fence. See attached materials list for reference.

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

Letters sent to surrounding property owners: 21

- **For: 0**

• **Against: 0**

STAFF COMMENTS:

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

1. As per the Laredo Land Development Code, Section 24.79 Fencing and Screening, the proposed new construction of the fence meets the minimum height requirement of seven (7) feet for an opaque fence along the side or rear of the property abutting or adjoining any residential property. The proposed construction of the concrete block fence is 8 feet high.
2. The proposed removal of the existing fence conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings which allows replacement of severely deteriorated historic elements.
3. The historic character of the structure will be retained and preserved.
4. The proposed materials for the new construction of the fence will be similar and compatible to the fence located along Matamoros Street and Davis Avenue.

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 application.

Attachments

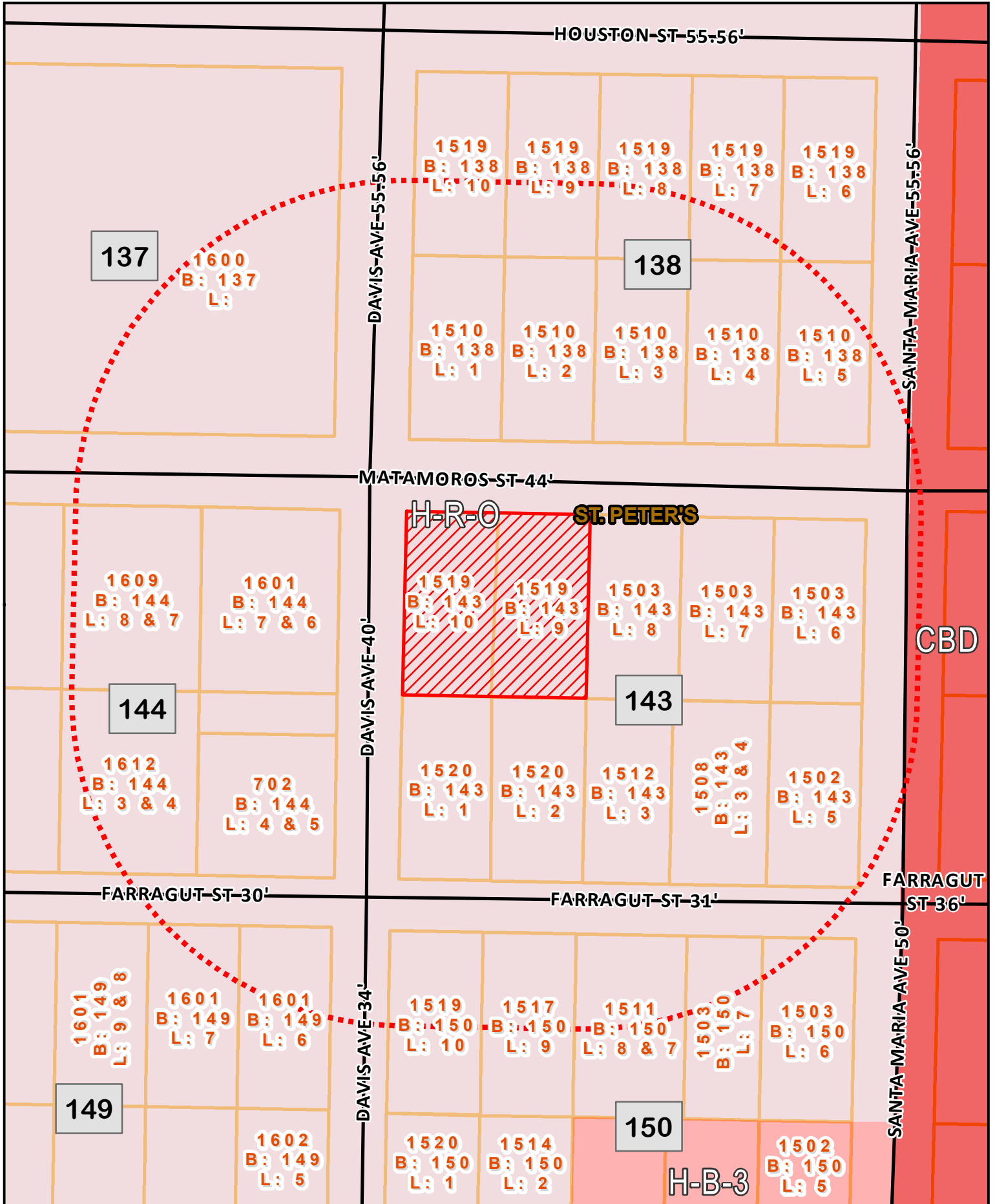
Maps

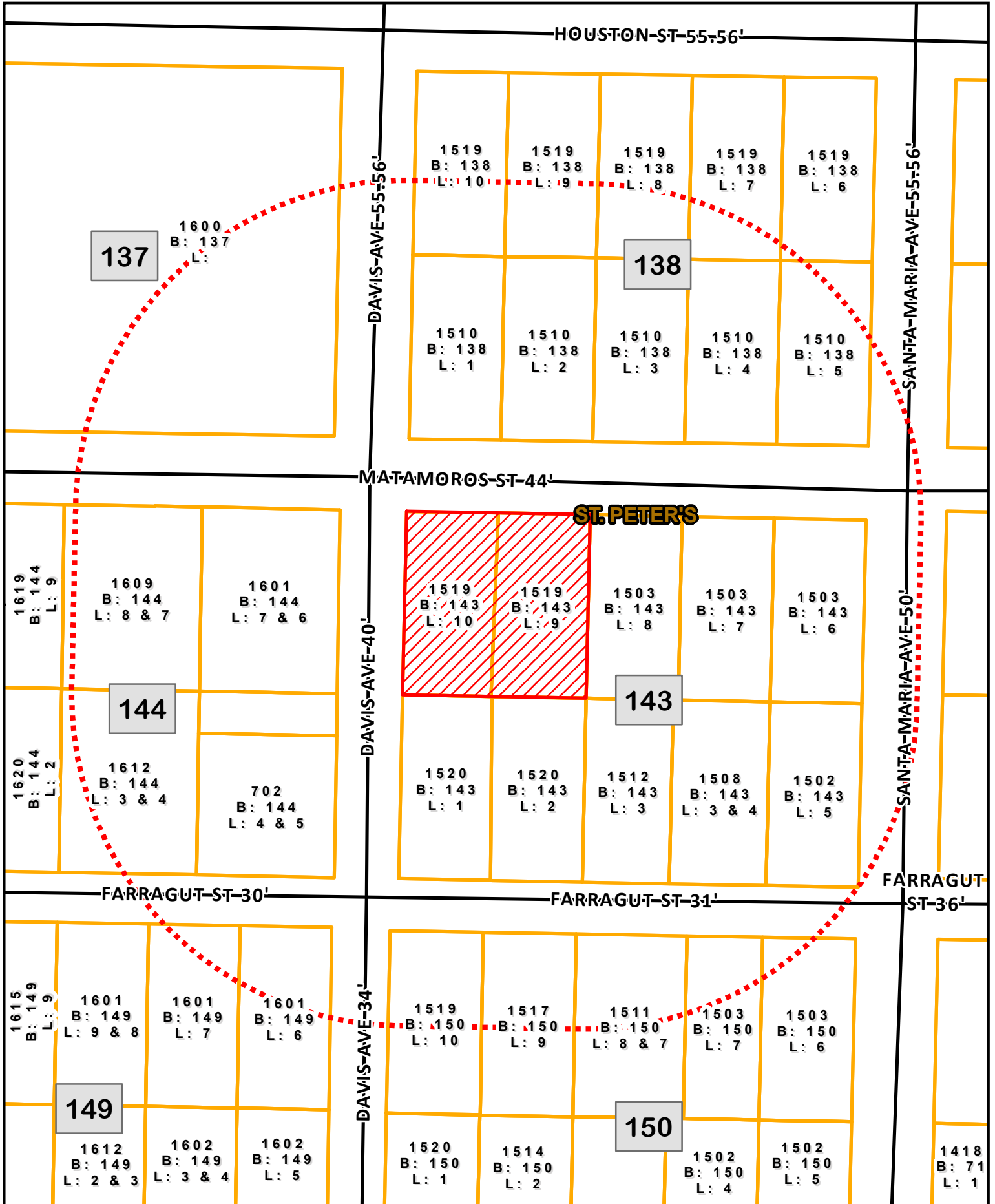
Set of Plans

Materials List

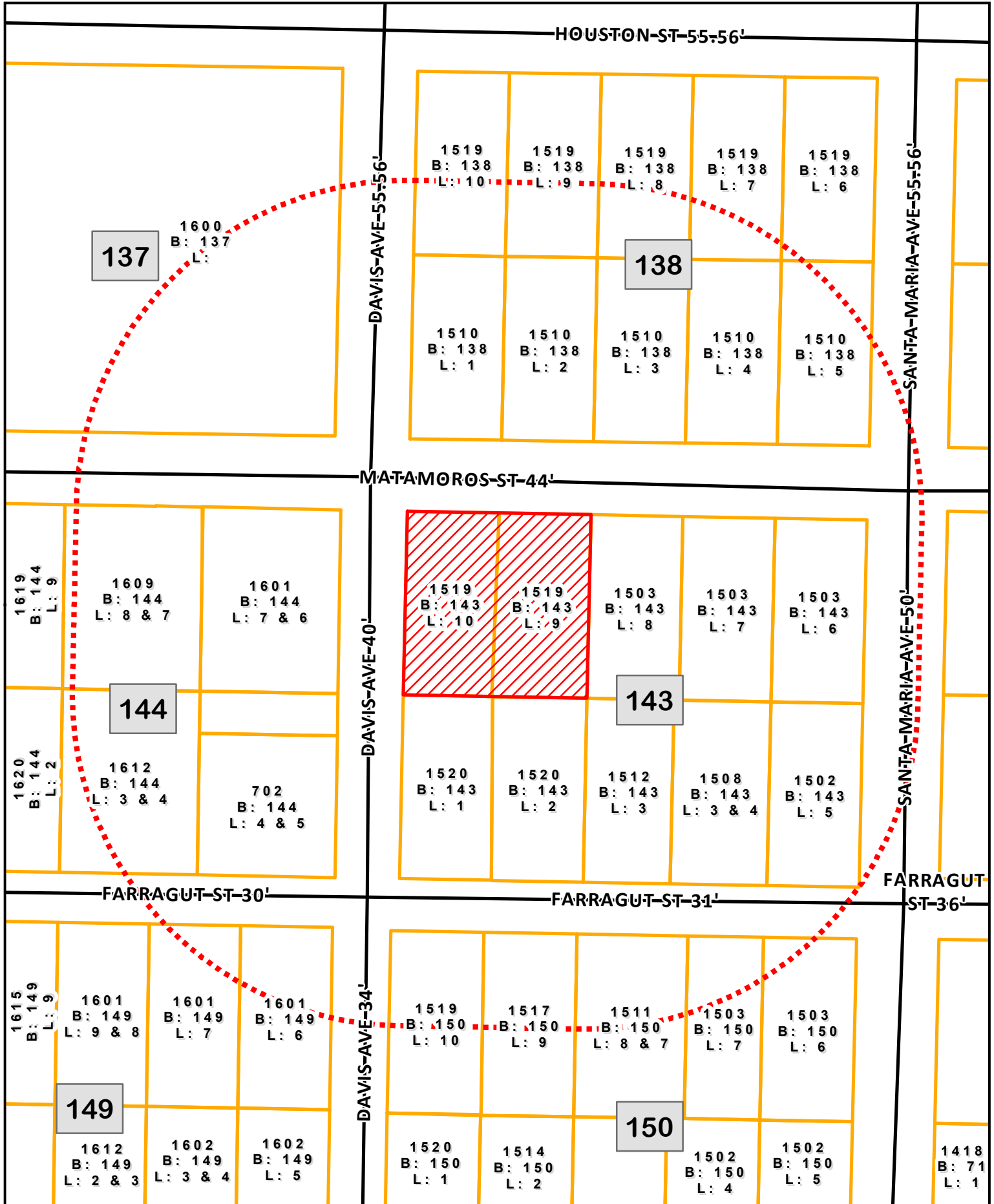
Photos

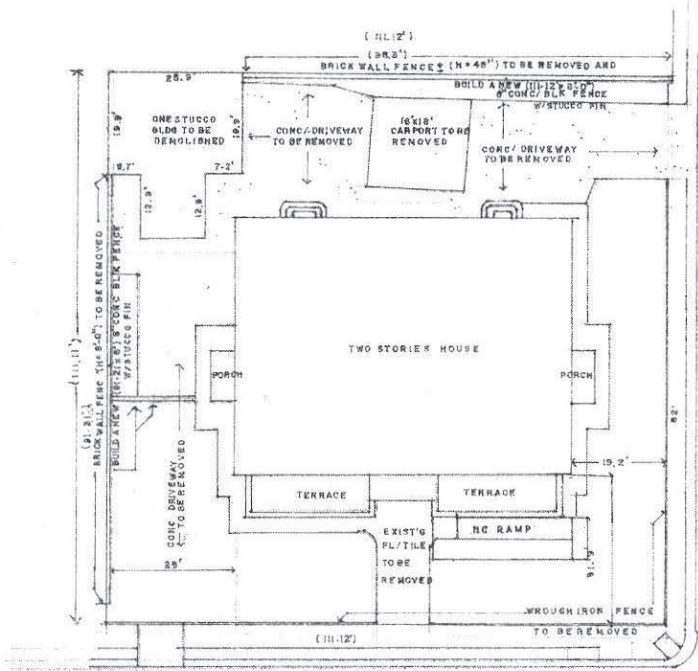






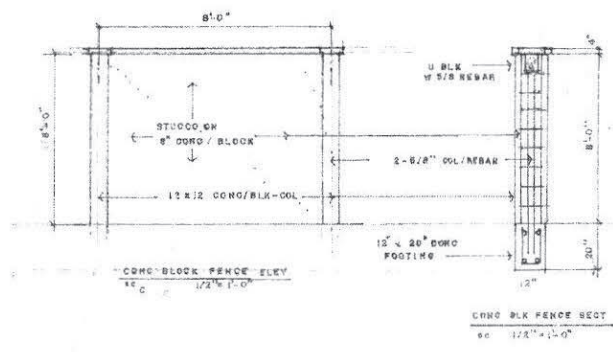






MATAMOROS ST

SITE PLAN
 SC 3/32" = 1'-0"



CONC BLOCK FENCE ELEV
 SC 1/2" = 1'-0"

CONC BLK FENCE SECT
 SC 1/2" = 1'-0"

MEDARDO SUAREZ DESIGN (956) 320-2612	BENAVIDES HOUSE RESTORATION 1519 MATAMOROS	EXTERIOR DEMOLITION
	JOHN WASHINGTON CONTRACTOR (956) 764-9946	02/26/21

O'CONNOR ENGINEERING & SCIENCE, INC.
 TYPE PERM NO. 7-5083
 918 VICTORIA
 LAREDO, TEXAS 78040
 TEL. (956) 722-1123
 FAX (956) 728-7075



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
 T. J. O'CONNOR
 8/16/22

FOR THE STATE OF TEXAS

PROJECT LOCATION:
 1513 MATAMOROS ST.
 LAREDO, TEXAS

PROJECT DESCRIPTION:
 CMU PRIVACY FENCE

CLIENT NAME:
 JUAN RAMOS CONSTRUCTION

CONTRACTOR

PROJECT NUMBER:
 DES-18120001-01

SCALE:
 AS NOTED

DRAWN BY:
 M. PLATA

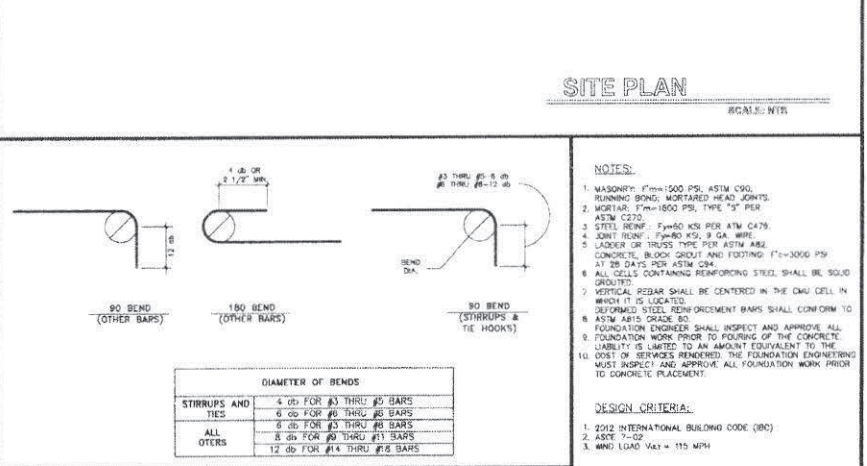
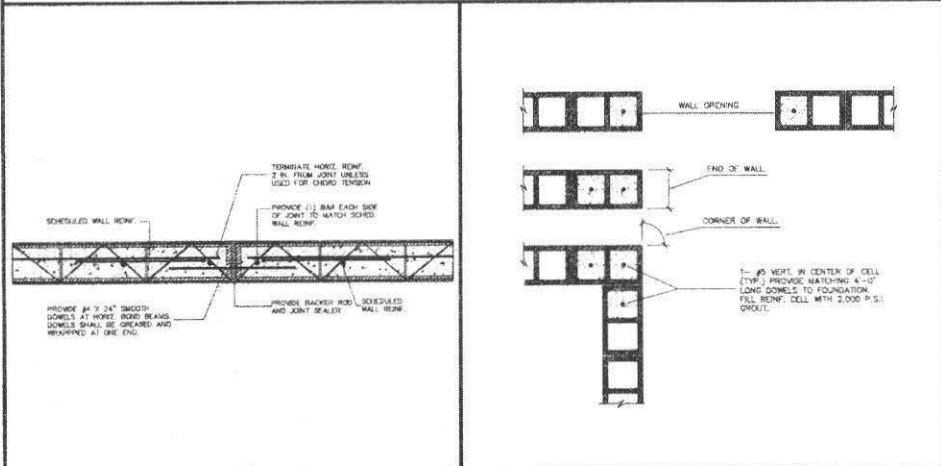
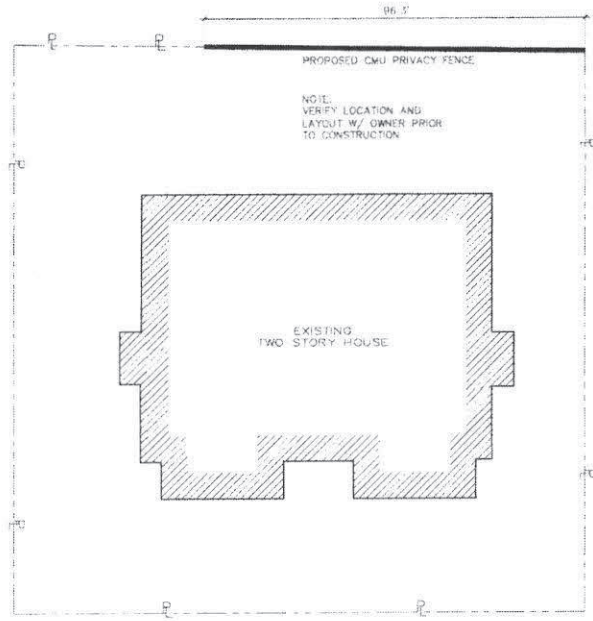
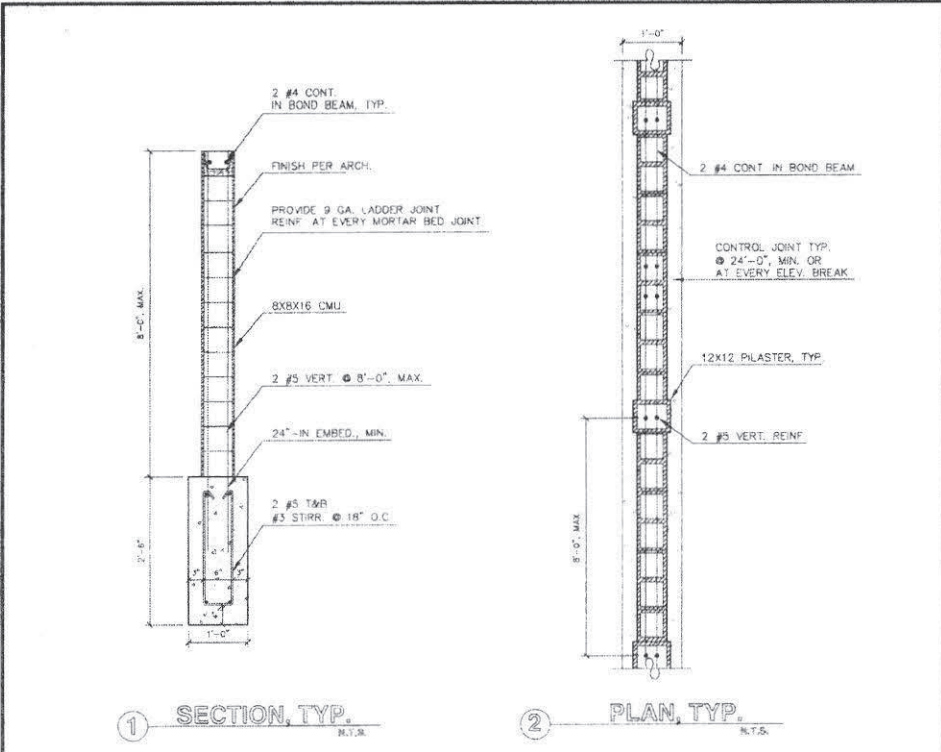
CHECKED BY:
 T. J. O'CONNOR

DATE:
 08/16/2022

SHEET:
 1

DESIGN CRITERIA:
 1. 2012 INTERNATIONAL BUILDING CODE (IBC)
 2. ASCE 7-02
 3. WIND LOAD V₅₀ = 115 MPH

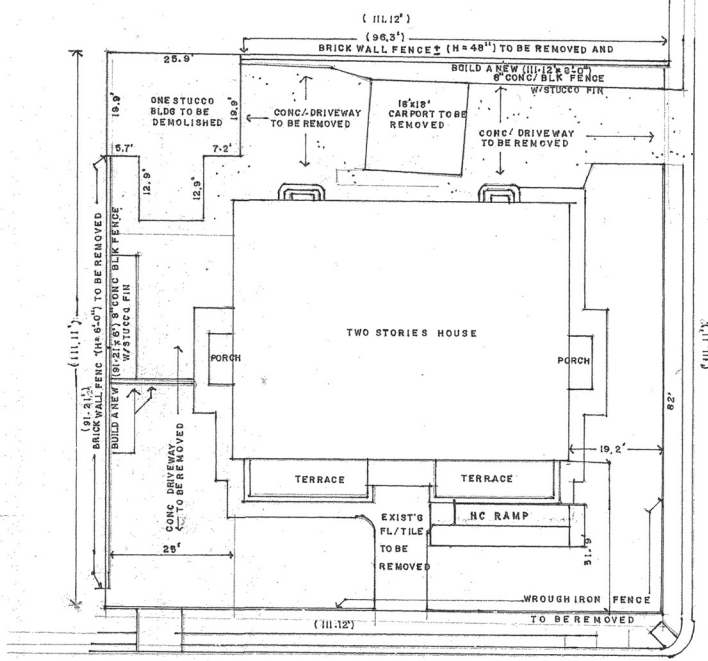
S101



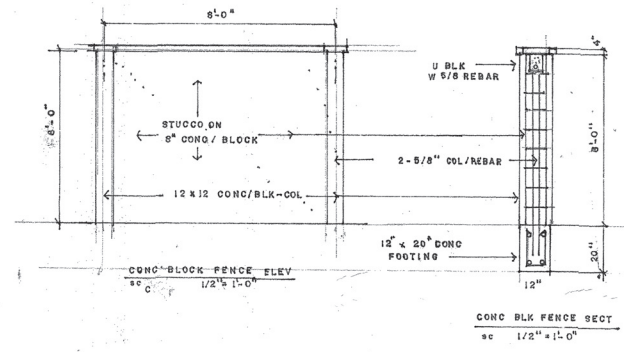
A CONTROL JOINT SCALE: 1" = 1'-0"

B VERTICAL REINFORCEMENT SCALE: 1" = 1'-0"

C STANDARD BEND SCHED. SCALE: N.T.S.

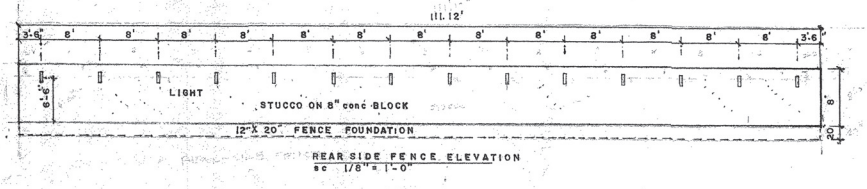


SITE PLAN
 sc 3/32" = 1'-0"

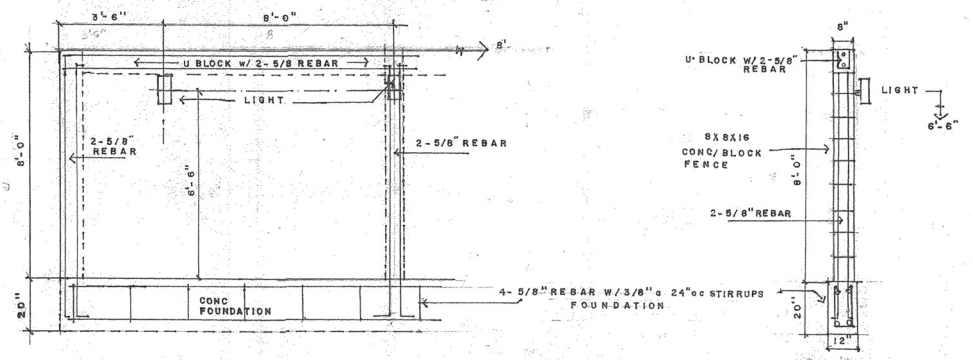


CONC BLK FENCE SECT
 sc 1/2" = 1'-0"

BACK SIDE FENCE REVISION N°1
 09/25/2022



REAR SIDE FENCE ELEVATION
 sc 1/8" = 1'-0"



CONC-BLOCK FENCE DET
 sc

CONC/BLK FENCE SECTION
 1/2" = 1'-0"

MEDARDO GUERRERO DESIGNS (956) 220-2612	BENAVIDES HOUSE RESTORATION 1519 NATANOROS	EXTERIOR
	JOHN WASHINGTON CONTRACTOR (866) 764-9946	DENOLITION
		02/26/21

Materials List

1519 Matamoros Street in the Saint Peter's Historic District.

New Fence (Rear Fence) : 96.3 Feet

The proposed new fence will be construction 8 feet high.

- U-Block w/2 - 5/8" Rebar
- 5/8" COL / Rebar
- 8" x 8" x 16" Concrete Block
- 5/8" rebar w/ 3/8" @ 24" o c Stirrups
- Stucco on the Concrete Block
- 12" x 20" Fence Foundation
- Paint of fencing will be (0046 White Hyacinth at Sherman Williams)
- 14 Light Fixtures / Light Wall Scones (see below)



Photos of the Existing Brick Fence







Historic District/Landmark Board- Regular

Meeting Date: 10/13/2022

Initiated by: City Council

Staff Source: Orlando D. Navarro

Prior Action: None.

SUBJECT:

Public hearing with possible action to provide recommendation on the proposed amendment of City of Laredo Land Development Code, Article V, Section 24-78.2, (b), entitled Central Business District, Arts and Entertainment District, and Historic District Exemptions, to exempt the Saint Peter's Historic District from the off-street parking requirements contained in Section 24-78, and thereby providing the Saint Peter's Historic District with the same parking exemptions which currently apply to the Old Mercado and San Agustin De Laredo Historic Districts, providing that this ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

BACKGROUND:

- On August 1st, 2022, City Council directed Staff to develop an ordinance amendment intended to reduce off-street parking requirements for uses located in Saint Peter's historic district.
- On September 15, 2022, the Planning and Zoning Commission voted to recommend approval to the City Council, and also recommended the item be presented to the Historic Landmark Board. (Note: the Land Development Code does not require Historic Landmark Board recommendation on the proposed amendment of zoning ordinances.)

STAFF COMMENTS:

- On August 1st, 2022, City Council directed Staff to develop an ordinance amendment intended to reduce off-street parking requirements for uses located in Historic Saint Peter's district.
- A Historic District is defined as historic overlay district subject to design and preservation standards established by the Historic District Landmark Board.
- There are three (3) locally designated historic districts, including, Saint Peters, Old Mercado and the San Agustin de Laredo historic district.
- Currently, all properties zoned Central Business District (CBD) or Arts and Entertainment District (AE) are exempt from off-street parking requirements.
- As, both the Old Mercado and the San Agustin de Laredo historic districts are wholly located within the Central Business District and/or the Arts and Entertainment District, both are exempt from off-street parking requirements contained in Laredo Land Development Code Section 24-78.
- The proposed ordinance amendment will provide the Historic Saint Peters district with the same off-street parking exemptions that currently apply to both the Old Mercado and San Agustin de Laredo historic districts. (*see attached ordinance*)
- The proposed ordinance will not permit additional uses other than those currently allowed by the underlying predominately R-O (Residential Office Zoning District)
- The proposed ordinance furthers the goals of the Comprehensive Plan (CP) which recommends that the city should:
 - "...not require any on-site parking for buildings downtown" (CP Policy 2.14.2)
 - "Facilitate investment in the downtown" (CP Goal 2.7)
 - Revise regulations which may impede development downtown (CP Policy 2.7.1)

The proposed ordinance amendment will read as follows:

Section 24-78.2 GENERAL REQUIREMENTS

(b) CENTRAL BUSINESS DISTRICT, AND ART AND ENTERTAINMENT DISTRICT, AND HISTORIC DISTRICT EXEMPTIONS

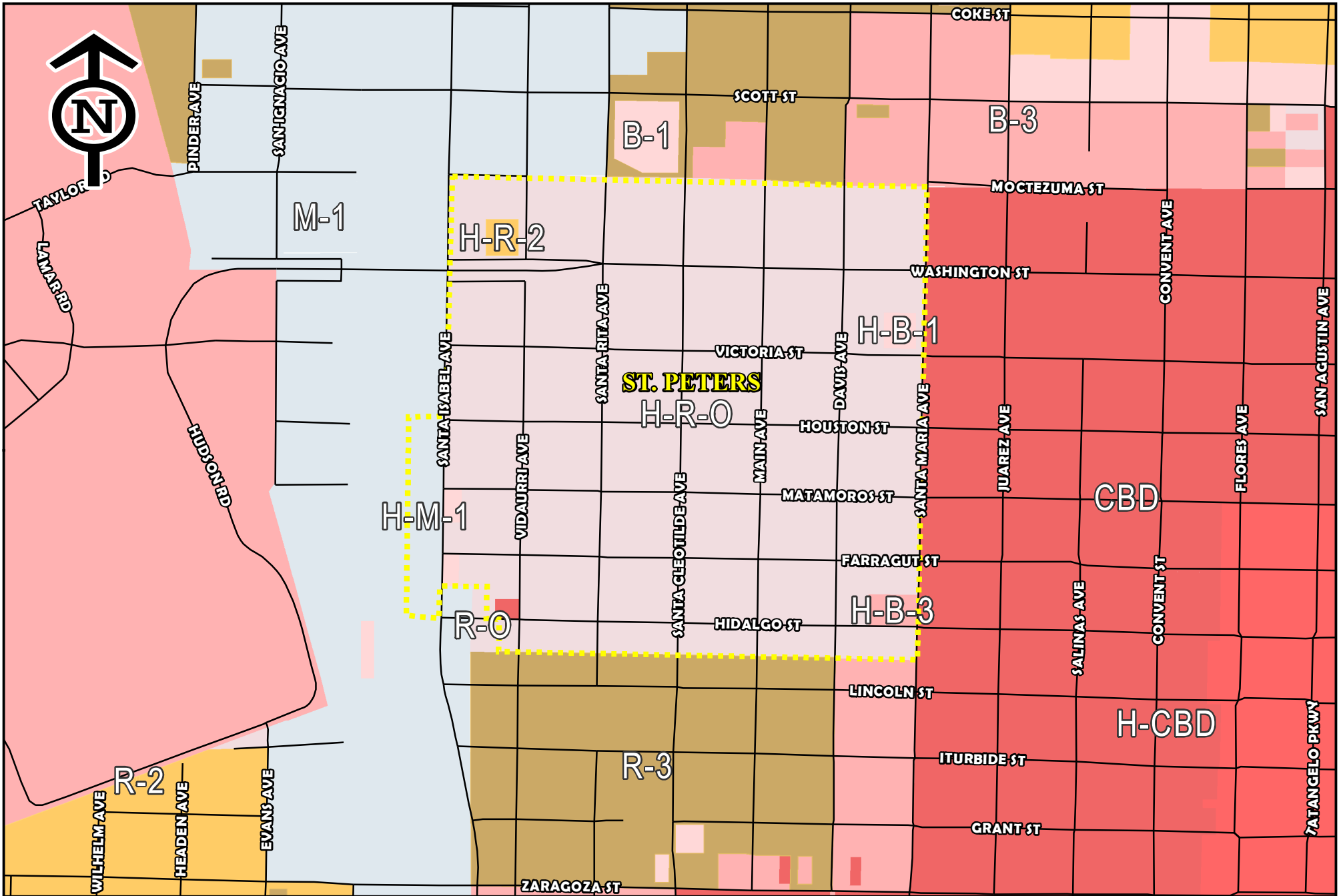
Although encouraged to consider off-street parking for their customers and residents in their planning, customer and resident off-street parking is not a requirement of the individual businesses or residential uses located within [*the Saint Peter's Historic District, the*](#) Central Business District and the Arts and Entertainment District. However, if such off-street parking is provided, it shall be constructed in accordance with the provisions of Section 24-78. For Historic Districts, legal and adjacent on street parking shall be counted towards the total off-street parking requirements contained in Section 24-78. To be considered adjacent, the on-street parking must be located on right-of-way which fronts the site being considered. To be considered legal, the on-street parking must be on a street which allows long term public parking during business hours (whether metered or un-metered)

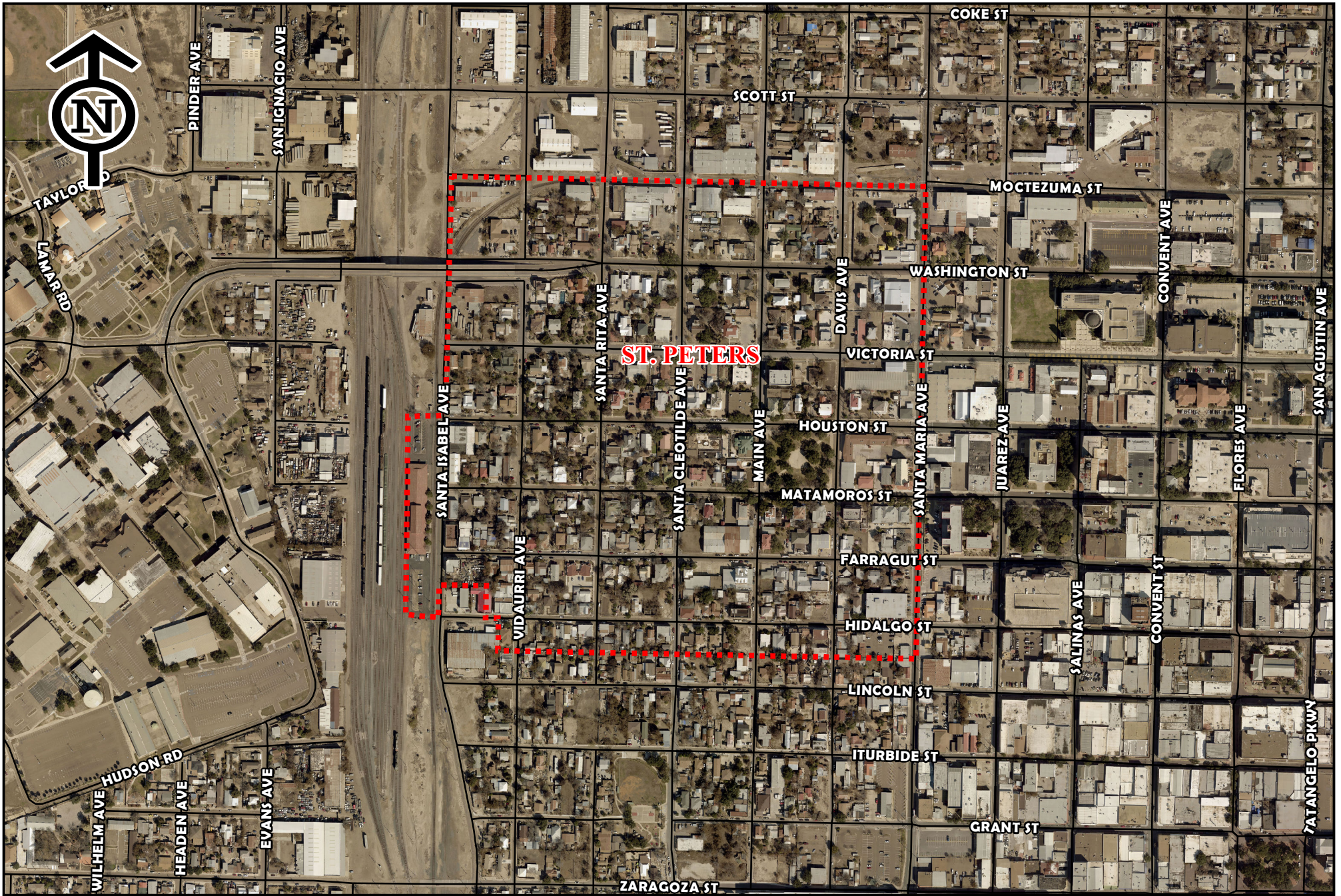
STAFF RECOMMENDATION:

Staff recommends **approval**.

Attachments

All maps
ordinance



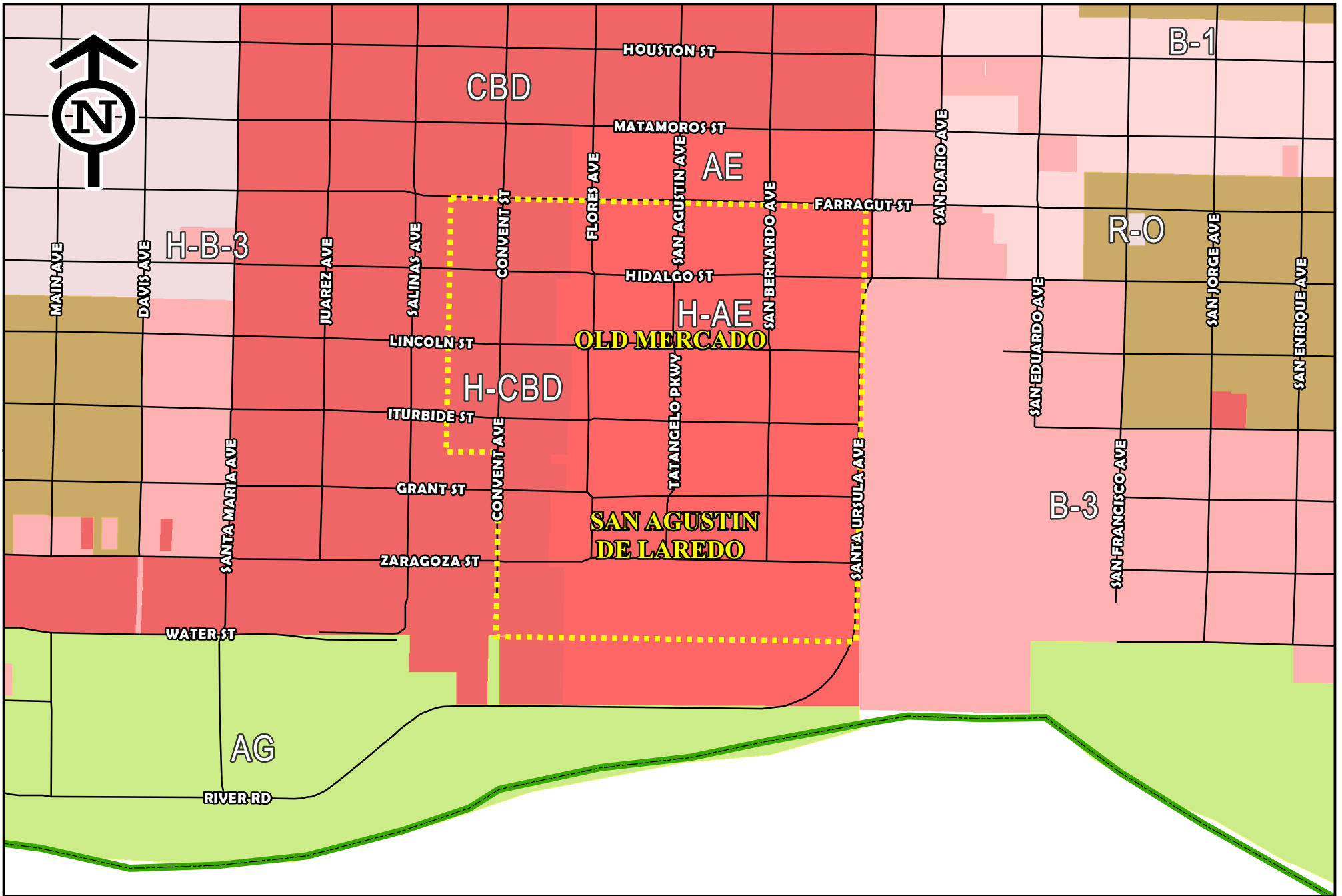


City of Laredo Planning Department
 1413 Houston Street
 Laredo, Texas 78040

DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-presentground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.

1 inch = 500 feet





ORDINANCE NO. 2022-O-

AMENDING THE CITY OF LAREDO LAND DEVELOPMENT CODE, ARTICLE V, SECTION 24-78.2, (B), ENTITLED CENTRAL BUSINESS DISTRICT, ARTS AND ENTERTAINMENT DISTRICT, AND HISTORIC DISTRICT EXEMPTIONS, TO EXEMPT THE SAINT PETER'S HISTORIC DISTRICT FROM THE OFF-STREET PARKING REQUIREMENTS CONTAINED IN SECTION 24-78, AND THEREBY PROVIDING THE SAINT PETER'S HISTORIC DISTRICT WITH THE SAME PARKING EXEMPTIONS WHICH CURRENTLY APPLY TO THE OLD MERCADO AND SAN AGUSTIN DE LAREDO HISTORIC DISTRICTS, PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE, PROVIDING FOR SEVERABILITY CLAUSE, AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Laredo Land Development Code regulates land uses within the corporate limits of the City of Laredo; and,

WHEREAS, on August 1st, 2022, City Council directed Staff to develop an ordinance amendment intended to reduce off street parking requirements for uses located in Historic Saint Peter's district; and,

WHEREAS, a Historic District is defined as a historic overlay district subject to the design and preservation standards established by the Historic District Landmark Board; and,

WHEREAS, there are three (3) locally designated historic districts, including, Saint Peters, Old Mercado and San Agustin de Laredo; and,

WHEREAS, currently all properties located within the Central Business District (CBD) and Arts and Entertainment District (AE) and exempt from off-street parking requirements; and,

WHEREAS, both the Old Mercado and the San Agustin de Laredo historic districts are wholly located within the Central Business District and/or the Arts and Entertainment District, and are exempt from off street parking requirements; and,

WHEREAS, the proposed ordinance amendment will provide the same parking exemption(s) to the Historic Saint Peters District, as that which apply to the Old Mercado and San Agustin de Laredo historic districts located within the Central Business Districts and Arts and Entertainment District; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended approval of the ordinance amendment; and,

WHEREAS, the Historic Landmark Board, after a public hearing, has recommended approval of the ordinance amendment; and,

WHEREAS, notice of the ordinance amendment was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City Council on this matter; and,

WHEREAS, the City Council held a public hearing on _____, 2022, and found the proposed ordinance amendment appropriate, necessary and consistent with the Laredo Comprehensive Plan, and in the best interest of the public health, safety and welfare.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: Article V, Section 24-78.2 (b), of the Laredo Land Development Code is here-by amended to read as follows:

Section 24-78.2 GENERAL REQUIREMENTS

(b) CENTRAL BUSINESS DISTRICT, AND ART AND ENTERTAINMENT DISTRICT, AND HISTORIC DISTRICT EXEMPTIONS

Although encouraged to consider off-street parking for their customers and residents in their planning, customer and resident off-street parking is not a requirement of the individual businesses or residential uses located within *the Saint Peter's Historic District, the* Central Business District and the Arts and Entertainment District. However, if such off-street parking is provided, it shall be constructed in accordance with the provisions of Section 24-78. For Historic Districts, legal and adjacent on street parking shall be counted towards the total off-street parking requirements contained in Section 24-78. To be considered adjacent, the on-street parking must be located on right-of-way which fronts the site being considered. To be considered legal, the on-street parking must be on a street which allows long term public parking during business hours (whether metered or un-metered)

Section 2. The City Secretary of the City of Laredo is hereby directed to publish the proposed Ordinance as required by Section 2.09 of the Charter of the City of Laredo.

Section 3. The publishers of the City Code of Laredo, Texas are authorized to amend said code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

Section 4. This Ordinance shall become effective from and after its adoption and publication in accordance with the provisions of the Charter of the City of Laredo.

Section 5. Cumulative - This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 6. Severability - It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such

unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 7. Open Meeting – The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during the which this ordinance and the subject matter was considered and approves confirms such written notice and the contents and posting hereof.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2022.

PETE SAENZ
MAYOR

ATTEST:

JOSE A. VALDEZ
CITY SECRETARY

APPROVED AS TO FORM:

DOANH “ZONE” T. NGUYEN
CITY ATTORNEY