

**CITY OF LAREDO
SPECIAL CITY COUNCIL MEETING**

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

MINUTES

M-94-S-03

JANUARY 24, 1994

I. CALL TO ORDER

With a quorum present, Mayor Saul N. Ramirez, Jr. called the meeting to order.

II. PLEDGE OF ALLEGIANCE

Mayor Saul N. Ramirez, Jr. led in the Pledge of Allegiance.

III. ROLL CALL

IN ATTENDANCE:

SAUL N. RAMIREZ, JR.,	MAYOR	
JOSE R. PEREZ, JR.,	COUNCILMEMBER,	DISTRICT I
JACINTO P. JUAREZ,	"	, DISTRICT II
ARLENE RASH ALDRIDGE,	"	, DISTRICT III
CECILIA MAY MORENO,	"	, DISTRICT IV
BLAS CASTANEDA,	"	, DISTRICT V
EDUARDO PERALES,	"	, DISTRICT VI
JOSE GERARDO (JERRY) PEREZ,	"	, DISTRICT VII
FELIPE CARDENAS,	"	, DISTRICT VIII
GUSTAVO GUEVARA, JR.,	CITY SECRETARY	
PETER H. VARGAS,	CITY MANAGER	
JOSE SALVADOR TELLEZ,	CITY ATTORNEY	
CARLOS VILLARREAL,	ASST. CITY MANAGER	
JESUS NAVA,	ASST. CITY MANAGER	

IV. INTRODUCTORY ORDINANCES

2. Authorizing the City Manager to execute an agreement between the City of Laredo and Jacaman Development, Inc., Joe John Jacaman, President, its successors and assigns, relating to the construction and maintenance of certain improvements in the JSJ Estates Subdivision.

Ordinance Introduction: City Council

V. RESOLUTIONS

- 3. 94-R-011 Adopting a Standing Rule of Order by setting a time limit for debate to speakers addressing City Council Agenda items.

Mr. W.W. Allen spoke against the time limitation of debate and brought out the following questions: (1) - was it reasonable; (2) - was it in keeping debate limits set by similar organizations; and (3) - does it meet federal and state mandates. He concluded by saying that this limitation was unconstitutional and all past resolutions be rescinded.

City Attorney Jose Salvador Tellez stated that Mr. Allen's arguments were not applicable to this type of public forum and that there was no discrimination.

Cw. Moreno suggested that the time limit be placed at 5 minutes instead of 3 and that a provision be added that the council can suspend the rules if a speaker needs more time for his/her presentation.

Motion to table this item and bring it back to the next regular meeting with the change in wording to delete word "debate" and substitute with it with the word "presentations" and that the rule to extend the time be allowed by vote of the city council.

Moved : Cm. Perales
 Second: Cm. Cardenas
 For: 8 Against: 0 Abstain: 0

VI. COMMUNICATIONS

VII. PUBLIC HEARINGS

- 4. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning 9.4084 acres out of the West one-half of Part A-1 of the A.M. Bruni Estate Share 1 in Porcion 32, Abstract 296, as further described in attached Metes and Bounds on Exhibit "A", located at Loop 20 and Avenida Los Presidentes, from R-1A (Single Family Reduced Area District) to B-3 (Community Business District); and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE
 Amending the zoning ordinance (map) of the City of Laredo by

the A.M. Bruni Estate Share 1 in Porcion 32, Abstract 296, as further described by attached Metes and Bounds on Exhibit "A", located at Loop 20 and Avenida Los Presidentes, from R-1A (Single Family Reduced Area District) to B-3 (Community Business District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Juarez
Second: Cm. Castaneda
For: 8

Against: 0 Abstain: 0

Marina Sukup, Planning Director, made the presentation before the city council.

Mr. Ron Whitehawk, representing the landowner, spoke in favor of allowing his client the zone change request.

Motion to close the public hearing; concur with P&Z to approve the zone change request; and introduce the ordinance.

Moved : Cm. Perez
Second: Cm. Cardenas
For: 8

Against: 0 Abstain: 0

Ordinance Introduction: Cm. Perez

- 5. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning 2.2416 acres out of the Western half of Block X14-A, Eastern Division, as further described by attached Metes and Bounds on Exhibit "A", located at the southeast corner of Frees Street at U.S. Highway 83, from R-3 (Mixed Residential District) to B-4 (Highway Commercial District); and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Amending the zoning ordinance (map) of the City of Laredo by rezoning 2.2416 acres out of the Western half of Block X14-A, Eastern Division, as further described by attached Metes and Bounds on Exhibit "A", located at the southeast corner of Frees Street at U.S. Highway 83, from R-3 (Mixed Residential District) to B-4 (Highway Commercial District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Perales
Second: Cm. Juarez
For: 8

Against: 0 Abstain: 0

Mr. Ron Whitehawk, representing the landowner, spoke in favor of allowing his client the zone change request.

Motion to close the public hearing; concur with P&Z to approve the zone change request; and introduce the ordinance.

Moved : Cm. Perez
 Second: Cm. Juarez
 For: 7

Against: 1
 (Cw. Moreno) Abstain: 0

Ordinance Introduction: Cm. Perez

6. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning Block 468, Eastern Division, located at 4220 Sanders from R-3 (Mixed Residential District) to B-4 (Highway Commercial District); and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Amending the zoning ordinance (map) of the City of Laredo by rezoning Block 468, Eastern Division, located at 4220 Sanders from R-3 Mixed Residential District) to B-4 (Highway Commercial District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Perez
 Second: Cm. Castaneda
 For: 8

Against: 0 Abstain: 0

Mr. Ron Whitehawk, representing the landowner, spoke in favor of allowing his client to legitimize the business in accordance with zoning regulations and confirm the approval as recommended by P&Z.

Motion to close the public hearing and send back to P&Z for consideration as a SUZD zone change approval.

Moved : Cm. Castaneda
 Second: Cw. Aldridge
 For: 8

Against: 0 Abstain: 0

7. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning Lot 8, Block 848, located at 1502 Olive Street, from R-3 (Mixed Residential District) to B-3 (Community Business District); and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Amending the zoning ordinance (map) of the City of Laredo by rezoning Lot 8, Block 848, located at 1502 Olive Street, from R-3 (Mixed Residential District) to B-3 (Community

Business District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Castaneda

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

Attorney George Juarez, representing the applicant, spoke in favor of the zone change request be granted to his client.

Motion to close the public hearing; concur with P&Z to approve the zone change request; and introduce the ordinance.

Moved : Cm. Castaneda

Second: Cm. G. Perez

For: 8

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Castaneda

8. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning 8.7558 acres out of Porcion 24 and 25, Abstracts 268 & 50 as further described by attached Metes and Bounds on Exhibit "A", located west of Country Club Drive and north of Del Mar Boulevard, from B-4 (Highway Commercial District) to R-1 (Single Family Residential District); and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Amending the zoning ordinance (map) of the City of Laredo by rezoning 8.7558 acres out of Porcion 24 and 25, Abstracts 268 & 50 as further described by attached Metes and Bounds on Exhibit "A", located west of Country Club Drive and north of Del Mar Boulevard, from B-4 (Highway Commercial District) to R-1 (Single Family Residential District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Juarez

Second: Cm. Castaneda

For: 8

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing; concur with P&Z to approve the zone change request; and introduce the ordinance.

Moved : Cm. Perales

Second: Cm. Castaneda

For: 8

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Perales

9. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning 1.3496 acres out of J.F. Fuentes Survey 1026, Abstract 317, as further described by attached Metes and Bounds on Exhibit "A", located 500 Tesoro Lane from B-3 (Community Business District) to B-4 (Highway Commercial District); and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Amending the zoning ordinance (map) of the City of Laredo by rezoning 1.3496 acres out of J.F. Fuentes Survey 1026, Abstract 317, as further described by attached Metes and Bounds on Exhibit "A", located 500 Tesoro Lane from B-3 (Community Business District) to B-4 (Highway Commercial District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Castaneda

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

Mr. Carlos Vela, apartment complex owner adjacent to this property, spoke against the zone change request and presented the Mayor with a list of 32 signatures opposing the zone change request.

Mr. Ron Whitehawk, representing the landowner, stated that the landowner wishes to re-establish the building to its previous use which was a discotheque which was originally built for that purpose.

Motion to table this item for the next P&Z Council meeting.

Moved : Cm. G. Perez

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

10. Public hearing on issuing a Special Use Permit for a Manufactured Housing Park on 25.9490 acres, more or less, out of Porcion 15, as further described by attached Metes and Bounds on Exhibit "A", located west of Mines Road and north of Pan American Boulevard; and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Authorizing the issuance of a Special Use Permit for a Manufactured Housing Park on 25.9490 acre tract out of Porcion 15, as further described by attached Metes and Bounds on Exhibit "A", located west of Mines Road and north of Pan American Boulevard of the City of Laredo; providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Cardenas
 Second: Cm. Castaneda
 For: 8

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing; concur with P&Z to approve the zone change request; and introduce the ordinance.

Moved : Cm. G. Perez
 Second: Cm. Castaneda
 For: 8

Against: 0

Abstain: 0

Ordinance Introduction: Cm. G. Perez

11. Public hearing on amending Section 24-79 of the Zoning Ordinance Handbook of the City of Laredo creating Section 24-93 of the Laredo Land Development Code relating to Special Use Permits.

INTRODUCTION OF AN ORDINANCE

Ordinance amending Section 24-79 of the Zoning Ordinance Handbook of the City of Laredo creating Section 24-93 of the Laredo Land Development Code relating to Special Use Permits; providing for publication and effective date.

Motion to close the public hearing.

Moved : Cm. Perez
 Second: Cm. Cardenas
 For: 8

Against: 0

Abstain: 0

Mr. Vince Norris, representing Dr. George Garcia and himself, went over several suggestions of the draft for language changes.

Dr. George Garcia on the availability of Special Use Permits for use by August of this year for his non-conforming park status.

Mr. Art Ochoa, mobile home park owner, has been trying to bring his park status to compliance and that his only difficulty is with the 20 foot setback and suggested using the curb for the beginning point for existing parks. To grandfather the existing ones and apply the new rules as they move out.

Mr. George Garcia asked that revision be made to page 5-(3) to change the number from three to five.

Motion to change the number from "three" to "five" on page 5 section C - Exception - subsection (3) of the draft.

Moved : Cm. Castaneda

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

Motion to open the public hearing; approve the ordinance as amended; and introduce the ordinance.

Moved : Cm. Castaneda

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

Ordinance Introduction: City Council

12. Public hearing on amending Chapter 24 of the Laredo Land Development Code adding Section 24-70 relating to planned unit development; and repealing Section 24-83 of the Zoning Ordinance Handbook.

INTRODUCTION OF AN ORDINANCE

Ordinance amending Chapter 24 of the Laredo Land Development Code adding Section 24-70 relating to Planned Unit Development; and repealing Section 24-83 of the Zoning Ordinance Handbook; providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. G. Perez

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

There was no public input.

Cm. Castaneda asked Mrs. Sukup, Planning Director, to look more closely of the value of \$35,000 set on provision 9 of page 2 - section 24.70.3

Motion to close the public hearing; approve to approve the ordinance with the exception to amend the ordinance by incorporating a variable value factor on park land given.

Moved : Cm. Castaneda

Second: Cw. Moreno

For: 8

Against: 0

Abstain: 0

Ordinance Introduction: City Council

13. Public hearing on amending Appendix A of the Laredo Land Development Code relating to definitions applicable to signs and outdoor advertising; amending Section 24-82 relating to

signs and outdoor advertising and incorporating regulations relating to signage in Historic Districts; and rescinding portions of Section 24-83 relating to signs in Historic Districts.

INTRODUCTION OF AN ORDINANCE

Ordinance amending Appendix A of the Laredo Land Development Code relating to definitions applicable to signs and outdoor advertising; amending Section 24-82 establishing regulations relating to signs and outdoor advertising and incorporating regulations relating to signage in Historic Districts; and rescinding portions of Section 24-83 relating to signs in Historic Districts; providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Castaneda

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

Mr. Ray Keller, from Duke-Keller Advertising, puts small companies in a bind to compete and requested that they be involved in the process of developing the ordinance changes.

Chris Estes, a small advertising company owner, stated he is new in the Laredo market and that the small industry like his would not be able to compete and that the industry had not been consulted.

Cm. Juarez stated that as we annex more land that maybe we allow more signs proportional as land is annexed.

Mrs. Sukup stated that the problem is the constitutionality question in reference to his suggestion.

It was clarified by Mrs. Sukup that political signs are not required to have a permit unless they are bill boards.

Motion to amend the ordinance stating that political signs are not required to have a permit and that page 18 - section (10) to that the "candidate and/or the property owner" is responsible for the removing of political signs.

Moved : Cm. Perales

Second: Cw. Perez

For: 8

Against: 0

Abstain: 0

Motion to close the public hearing; approve the ordinance; and introduce as amended.

Moved : Cm. Perales

Second: Cm. Cardenas

