

**CITY OF LAREDO
SPECIAL CITY COUNCIL MEETING**

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

MINUTES

M-94-S-12

APRIL 25, 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,	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	
CARLOS VILLARREAL,	ASST. CITY MANAGER	
JESUS NAVA,	ASST. CITY MANAGER	
JOSE SALVADOR TELLEZ,	CITY ATTORNEY	

IV. INTRODUCTORY ORDINANCES

2. Calle Del Norte Paving Improvement Project declaring the necessity for and ordering the paving and improvements of a certain street in the City of Laredo, Texas; approving the street paving assessment roll and cost estimates as prepared by the City Engineer; and directing the City Secretary to file this ordinance with the County Clerk as a notice of its enactment and ordering and setting a public hearing on the 6th day of June 1994.

Ordinance Introduction: City Council

V. FINAL READINGS

Motion to waive the final readings of ordinances #94-O-076, #94-O-077, and #94-O-078.

Moved : Cm. Juarez
Second: Cm. Perez

The second was withdrawn.

Motion dies due to lack of a second.

- 3a. Public hearing on authorizing the issuance of a Special Use Permit for a Gas Extraction Facility for a 1.38 acre tract out of Porcion 25, Abstract 50, as further described by Metes and Bounds on attached Exhibit "A", located 1.2 miles east of McPherson Road and south of Del Mar Boulevard, of the City of Laredo.

Motion to open the public hearing.

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

Against: 0

Abstain: 0

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

Mr. Mike Garza, a resident of the area, expressed that his main concern for a well site located at the northeast corner of McPherson and Del Mar which is close to his residence was the safety factor. He also asked how this type of rig compares with the types outside the city limits.

Mr. Ken Bowen, Safety Supervisor for Amoco, explained the safety features to the public and Mr. Garza that there would not be any serious body injury outside a 50 foot perimeter and no serious property damage outside the 200 foot perimeter.

Mr. Jimmy Strap answered the question on the type of rig as being smaller than the outside city limits type and that they have been provided with all safety factors at the location.

Motion to close the public hearing.

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

Against: 0

Abstain: 0

- b. 94-O-076 Final reading of an ordinance authorizing the issuance of a Special Use Permit for a Gas Extraction Facility for a 1.38 acre tract out of Porcion 25, Abstract 50, as further described by Metes and Bounds on attached Exhibit "A", located 1.2 miles east of McPherson Road and south of Del Mar Boulevard, of the City of Laredo; providing for publication and effective date. (Unanimous City Council)

Motion to waive the final reading of ordinance 94-O-076.

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

Motion to approve the final reading of ordinance authorizing the issuance of a Special Use Permit for a Gas Extraction Facility for a 1.38 acre tract out of Porcion 25, Abstract 50.

Moved : Cm. Juarez
 Second: Cm. Castaneda
 For: 7 Against: 0 Abstain: 0
 (Cw. Aldridge was not present to vote.)

- 4a. Public hearing on authorizing the issuance of a Special Use Permit for a Gas Extraction Facility for a 0.86 acre tract out of Porcion 25, Abstract 50, as further described by Metes and Bounds on attached Exhibit "A", located at the northeast corner of McPherson Road and Del Mar Boulevard, of the City of Laredo.

Motion to open the public hearing.

Moved : Cm. Perez
 Second: Cm. Castaneda
 For: 7 Against: 0 Abstain: 0
 (Cw. Aldridge was not present to vote.)

There was no public input.

Motion to close the public hearing.

Moved : Cm. Juarez
 Second: Cm. Castaneda
 For: 7 Against: 0 Abstain: 0

Motion to waive the final reading of ordinance 94-O-077.

Moved : Cm. Castaneda
 Second: Cm. Juarez
 For: 7 Against: 0 Abstain: 0

- b. 94-O-077 Final reading of an ordinance authorizing the issuance of a Special Use Permit for a Gas Extraction Facility for a 0.86 acre tract out of Porcion 25, Abstract 50, as further described by Metes and Bounds on attached Exhibit "A", located at the northeast corner of McPherson Road and Del Mar Boulevard, of the City of Laredo; providing for publication and effective date. (Unanimous City Council)

Motion to approve the final reading of ordinance #94-O-077.

Moved : Cm. Juarez
 Second: Cm. Castaneda
 For: 7 Against: 0 Abstain: 0

- 5a. Public hearing on authorizing the issuance of a Special Use Permit for a Gas Extraction Facility for a 1.07 acre tract out of Porcion 24, Abstract 268, as further described by Metes and Bounds on attached Exhibit "A", located east of Country Club Drive and north of Kimberly Drive, of the City of Laredo.

Motion to open the public hearing.

Moved : Cm. Castaneda
 Second: Cm. G. Perez
 For: 7 Against: 0 Abstain: 0
 (Cw. Aldridge was not present to vote.)

There was no public input.

Motion to close the public hearing.

Moved : Cm. Juarez
 Second: Cm. Perez
 For: 8 Against: 0 Abstain: 0

Motion to waive final reading of ordinance 94-O-078.

Moved : Cm. Castaneda
 Second: Cm. Perez
 For: 8 Against: 0 Abstain: 0

- b. 94-O-078 Final reading of an ordinance authorizing the issuance of a Special Use Permit for a Gas Extraction Facility for a 1.07 acre tract out of Porcion 24, Abstract 268, as further described by Metes and Bounds on attached Exhibit "A", located east of Country Club Drive and north of Kimberly Drive, of the City of Laredo; providing for publication and effective date. (Unanimous City Council)

Motion to approve ordinance #94-O-078.

Moved : Cm. Castaneda

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

VI. RESOLUTIONS

6. 94-R-039 Resolution authorizing the issuance of a Drilling Permit to drill and operate a natural gas well on 1.38 acres out of Porcion 25, Abstract 50, as further described by Metes and Bounds on attached Exhibit "A", located 1.2 miles east of McPherson Road and south of Del Mar Boulevard, of the City of Laredo, known as Killam-Hurd-Amoco Walker Gas Unit Well No. 2.

Mr. John Jacek of Amoco stated that they would be asking the city to allow them to drill on a 24 hour basis during the actual drilling and not during the workover. They would be using electric motors during the night hours, if there is an electrical problem, they would go temporarily to the diesel power. He added that the noise level should be at 65 decibels.

Mr. Charles Martens stated that he works in the oil field industry and to his experience this type of drilling rigs are used in other cities and have being proven to be safe.

Mr. Jose Carrizalez, a resident of the area, expressed his concern that \$5 million may not be enough and that the city may be responsible.

Jose Tellez, City Attorney, stated that this was the minimum requirement and that the liability does not stop there with the drilling company and also that the city is not responsible.

Mr. Vargas stated that if complaints exist to the noise problem, staff will revisit the issue on the 24 hour drilling process and will also be monitoring their progress.

Cm. Castaneda expressed a request to the drilling company if they might facilitate the exposure to Laredo students who are interested in the oil field industry.

Motion to approve resolution authorizing the issuance of a Drilling Permit to drill and operate a natural gas well on 1.38 acres out of Porcion

25, Abstract 50 and to include an amendment to allow the 24 hour drilling basis.

Moved : Cm. Castaneda

Second: Cm. Perez

For: 7 Against: 0 Abstain: 1
Cw. Aldridge

7. 94-R-040 Resolution authorizing the issuance of a Drilling Permit to drill and operate a natural gas extraction well on 0.86 acres out of Porcion 25, Abstract 50, as further described by Metes and Bounds on attached Exhibit "A", located 175 feet east of McPherson Road and north of Del Mar Boulevard, of the City of Laredo, known as Killam-Hurd-Amoco U.I.S.D. Gas Unit Well No. 2.

Motion to approve resolution authorizing the issuance of a Drilling Permit to drill and operate a natural gas extraction well on 0.86 acres out of Porcion 25, Abstract 50 and include an amendment to allow them to drill on a 24 hour basis.

Moved : Cm. Perez

Second: Cm. Castaneda

For: 6 Against: 0 Abstain: 2
Cm. Perales
Cw. Aldridge

(Cm. Perales abstained due to the fact that he works for the U.I.S.D.)

8. 94-R-041 Resolution authorizing the issuance of a Drilling Permit to drill and operate a natural gas extraction well on 1.07 acres out of Porcion 24, Abstract 268, as further described by Metes and Bounds on attached Exhibit "A", located east of Country Club Drive and north of Kimberly Drive, of the City of Laredo, known as Killam-Hurd-Amoco Trautman Gas Unit/B/Well No. 8.

Motion to approve resolution authorizing the issuance of a Drilling Permit to drill and operate a natural gas extraction well on 1.07 acres out of Porcion 24, Abstract 268 with the amendment to allow the to drill on a 24 hour basis.

Moved : Cm. Cardenas

Second: Cm. Perez

For: 6 Against: 0 Abstain: 1
(Cm. Perales not present to vote) Cw. Aldridge

9. 94-R-042 Resolution authorizing the issuance of a Drilling Permit to drill and operate a natural gas extraction well on 1.07 acres out of Porcion 24,

Abstract 268, as further described by Metes and Bounds on attached Exhibit "A", located east of Country Club Drive and north of Kimberly Drive, of the City of Laredo, known as Killam-Hurd-Amoco Trautman Gas Unit/B/Well No. 9.

Motion to approve resolution authorizing the issuance of a Drilling Permit to drill and operate a natural gas extraction well on 1.07 acres out of Porcion 24, Abstract 268.

Moved : Cm. Castaneda

Second: Cm. Perez

For: 5 Against: 0 Abstain: 1
Cw. Aldridge
(Cm. Cardenas and Cm. Perales were not present to vote.)

VII. MOTIONS

10. Award of construction contract to the Low Bidder, Simplex Time Recorder Co., Gardener, MA, in the amount of \$30,375.00, for the Fire Alarm Detection System for the Laredo Health Department Complex, 2600 Cedar Avenue.

Motion to award construction contract to the low bidder, Simplex Time Recorder Co., in the amount of \$30,375.00 for the Fire Alarm Detection System for the Laredo Health Department.

Moved : Cm. Juarez

Second: Cm. Castaneda

For: 6 Against: 0 Abstain: 0
(Cm. Cardenas and Cm. Perales were not present to vote.)

VIII. COMMUNICATIONS

- a. Proclaiming the week of April 24 through May 1, 1994, "Soil & Water Stewardship Week" in Laredo, Texas.

Mr. Guillermo Benavides, son of the late ex-councilman Guillermo (Memo) Benavides who served in the City Council from April of 1978 through May of 1982, was present to receive the Proclamation from the Mayor and City Council.

Motion proclaiming the week of April 24 through May 1, 1994, "Soil & Water Stewardship Week" in Laredo, Texas.

Moved : Cm. Castaneda

Second: Cm. Juarez

For: 7 Against: 0 Abstain: 0
(Cm. Perales was not present to vote.)

IX. PUBLIC HEARINGS

11. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning Lots 3, 4, 5, and 6 of Block 1575, Eastern Division located at 2605 Ross Street from R-2 (Multi-Family 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 Lots 3, 4, 5, and 6 of Block 1575, Eastern Division located at 2605 Ross Street from R-2 (Multi-Family Residential District) to B-3 (Community Business District); providing for publication and effective date.

Motion to open public hearing.

Moved : Cm. Perez

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

Marina Sukup, Planning Director, made the presentation before the City Council.

Mr. Ron Whitehawk, representing Mr. Jesse Martinez, spoke in favor of the zone change request.

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

Moved : Cm. Perez

Second: Cm. Juarez

For: 7

Against: 0

Abstain: 0

(Mayor Protem Perales was chairing the meeting.)

Ordinance Introduction: City Council

12. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning Lots 1, 2, 7 & 8, Block 1039 and Blocks X18, X19, X20, 1051 and 1052, located at 3317 Sacred Heart Drive, from R-2 (Multi-family Residential District) to AG (Agriculture District); and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Amending the zoning ordinance (map) of the City of Laredo by rezoning Lots 1, 2, 7, & 8, Block 1039 and Blocks X18, X19, X20, 1051 and 1052, located at 3317 Sacred Heart Drive, from R-2 (Multi-family Residential District) to AG (Agriculture District); providing for publication and effective date.

Motion to the open hearing.

Moved : Cm. Perez

Second: Cw. Moreno

For: 7

Against: 0

Abstain: 0

(Mayor Protem Perales was chairing the meeting.)

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. Perez

Second: Cm. Cardenas

For: 6

Against: 0

Abstain: 0

(Cm. Castaneda was not present to vote)

Ordinance Introduction: City Council

13. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning Lots 1, 2, and 3, Block 1696, Eastern Division located at 2801 and 2815 Musser Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District); and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Amending the zoning ordinance (map) of the City of Laredo by rezoning Lots 1, 2, and 3 Block 1696, Eastern Division located at 2801 and 2815 Musser Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Juarez

Second: Cm. Perez

For: 7

Against: 0

Abstain: 0

(Cm. Castaneda was not present to vote.)

Mrs. Sukup stated that the applicant had asked to withdraw this request and resubmit it to P&Z.

Mr. Arturo Barrera, a resident of 2701 Musser, spoke against the zone change request to a B-1 and asked the council to reject the request.

Mr. Julio Madrigal, of 2718 Fremont, spoke against the zone change request stating that there is constant trash at that location and there is not enough parking and requested denial when it comes back to council.

Ms. Adriana Padilla, of 2719 Musser, asked the council that when this request comes up again that it be denied.

Mrs. Rebecca Castillo, a resident on Musser Street, spoke against the request due to the safety factors and the trash that is produced at that location.

Motion to close the public hearing and send back to P&Z.

Moved : Cm. Juarez
Second: Cw. Castaneda
For: 8 Against: 0 Abstain: 0

- 14. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning Lot 7 Block 255, Eastern Division, located at 1812 Marcella Street, from R-3 (Mixed Residential District) to B-1 (Limited 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 7 Block 255, Eastern Division, located at 1812 Marcella Street, of the City of Laredo, from R-3 (Mixed Residential District) to B-1 (Limited Business District); providing for publication and effective date.

Motion to open the public hearing.

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

There was no public input.

Motion to close the public hearing.

Moved : Cw. Aldridge
Second: Cm. Juarez
For: 8 Against: 0 Abstain: 0

Motion to table until the next council meeting of May 2nd.

Moved : Cw. Aldridge
Second: Cm. Juarez
For: 3 Against: 0 Abstain: 5
(Cw. Aldridge, Cm. Juarez, and Cm. Perales)

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

Moved : Cw. Moreno
Second: Cm. Perez
For: 8 Against: 0 Abstain: 0

Ordinance Introduction: City Council

- 15. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning Block 4, Rancho Viejo Subdivision, Phase 1 located on Rancho Viejo Drive and west of Mines Road from R-2 (Multi-Family Residential District) to B-1 (Limited Business District); and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Amending the zoning ordinance (map) of the City of Laredo by rezoning Block 4, out of Rancho Viejo Subdivision, Phase 1, located on Rancho Viejo Drive and West of Mines Road from R-2 (Multi-Family Residential District) to B-1 (Limited Business District); providing for publication and effective date.

Motion to open the public hearing.

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

Against: 0 Abstain: 0

There was no public input.

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

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

Against: 0 Abstain: 0

Ordinance Introduction: City Council

- 16. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning Lot 1 Block 1120-B, of Lulac Haven Subdivision, located east of Santa Maria Road and north of Farias Street, from R-1MH (Single Family Manufactured Housing 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 1, Block 1120-B, out of Lulac Haven Subdivision, located east of Santa Maria Road and north of Farias Street of the City of Laredo, from R-1MH (Single Family Manufactured Housing District) to B-3 (Community Business District); providing for publication and effective date.

Motion to open the public hearing.

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

Against: 0 Abstain: 0

Mr. Phil Ochoa spoke before the City Council in favor of being granted the zone change request.

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

Moved : Cm. G. Perez

Second: Cm. Cardenas

For: 8

Abstain: 0

Abstain: 0

Ordinance Introduction: City Council

17. Public hearing on amending the zoning ordinance (map) of the City of Laredo by rezoning Lot 1487-A, Block 23, and Lot 1479-A, Block 23-A, located at Nye Drive and Weatherford, from RS (Residential Suburban District) to R-2 (Multi-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 Lot 1487-A, Block 23, and Lot 1479-A, Block 23-A, out of Del Mar Hills Subdivision, located at Nye Drive and Weatherford, from RS (Residential Suburban District) to R-2 (Multi-family Residential District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Cardenas

Second: Cw. Moreno

For: 8

Against: 0

Abstain: 0

Mr. Jim Johnson stated he was representing 100 persons who oppose the zone change request due to the present heavy traffic and the increase of safety factors if the zone change request is approved.

Mrs. Adriana McKendrick expressed her opposition to Mr. Quitanilla's request and asked council not to change the present zoning.

Mrs. Elsa Laurel, resident of 17 Northwood, stated that she was opposing the zone change request due to the present traffic problems.

Mrs. Elsa Martin Coss spoke against the zone change request.

Mr. Ron Whitehawk, representing Mr. Gustavo Quintanilla, spoke in favor of the zone change request to build 3 buildings with 6 two-story condominium units.

Cm. Perales wanted to meet with the residents of the area and the developer before making a decision on this request.

Motion to close the public hearing and table indefinitely.

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

Against: 0

Abstain: 0

X. ADJOURNMENT

Motion to adjourn.


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

Against: 0

Abstain: 0

Adjournment time: 7:20 P.M.

I HEREBY CERTIFY THAT THE ABOVE MINUTES CONTAINED IN PAGES 01 TO 13 ARE TRUE, COMPLETE AND CORRECT PROCEEDINGS OF THE SPECIAL CITY COUNCIL MEETING HELD ON THE 25TH DAY OF APRIL, 1994 AT 5:30 P.M. A CERTIFIED COPY IS ON FILE AT THE CITY SECRETARY'S OFFICE.



GUSTAVO GUEVARA, JR.
CITY SECRETARY

MINUTES PREPARED BY: Delia Rodriguez, Deputy City Secretary II

APPPROVED BY CITY COUNCIL ON: