

**CITY OF LAREDO  
SPECIAL CITY COUNCIL MEETING**

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

**MINUTES**

**M-93-S-14**

**MAY 24, 1993**

**I. CALL TO ORDER**

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

**II. PLEDGE OF ALLEGIANCE**

Mayor Saul N. Ramirez 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
PETER H. VARGAS,	CITY MANAGER	
JOSE SALVADOR TELLEZ,	CITY ATTORNEY	

**ABSENCES:**

Gustavo Guevara, Jr., City Secretary

**IV. FINAL READINGS**

Motion to waive the final reading of ordinance #93-0-122.

Moved : Cm. Castaneda

Second: Cm. Perez

For: 7

Against: 0

Abstain: 0

(Cm. Perales came in at this time 5:35 p.m.)

2. 93-0-122 Amending the General Fund's annual budget to enhance the Summer Youth Program of the Education and Recreation Department for fiscal year 1992-93 by transferring the amount of \$35,000 from salary

balances available in the Parks Division and \$26,407 from the Reserve Appropriation to the Recreation Division, and authorizing the City Manager to implement such program. (City Council)

Motion to approve.

Moved : Cm. Perez

Second: Cm. G. Perez

For: 8                              Against: 0                              Abstain: 0

#### V. MOTIONS

3. Award of a construction contract to the lowest responsible bidder, Alvin E. Stock, Contractors, Eagle Pass, Texas, in the amount of \$285,430, for the Replacement of Waterlines on 25 Blocks City-Wide Project. (Possible executive session under Article 6252-17(e) to discuss background information obtained by Staff to make recommendations.)

Motion was made to go into executive session under 6252-17 (e) to discuss background information obtained by Staff to make recommendations.

Moved : Cm. Cardenas

Second: Cm. G. Perez

At this time Jose Salvador Tellez pointed out that the gentleman representing Brush Country was not present and that unless there was opposition to or additional information that the City Council wanted other than what was on the packet, that there might be no need to go into executive session.

Mr. Vargas suggested that they wait for Mr. Pengelly's arrival to the meeting.

Cm. G. Perez withdrew his second to go into executive session.

The motion dies for lack of a second.

Motion was made to table this item for the end of the meeting.

Moved : Cw. Aldridge

Second: Cm. G. Perez

For: 8                              Against: 0                              Abstain: 0

Cm. Juarez suggested that in the future any item that comes up under motions or contracts where there is controversy or a question on the award of a contract and the respective parties are not present the precedence is being established that under this particular circumstance, if it should come up again and if the parties are not present, that they will be

considered at the end of the meeting if council so wishes.

Mayor Ramirez asked if the recommendation stood as it was posted in the agenda.

Motion to concur with recommendation of staff to award construction contract to the lowest responsible bidder, Alvin E. Stock, Contractors, in the amount of \$285,430, for the Replacement of Waterlines on 25 Blocks City-Wide Project.

Moved : Cw. Moreno  
Second: Cm. Castaneda  
For: 7 Against: 1 Abstain: 0  
(Cw. Aldridge)

VI. PUBLIC HEARINGS

Motion to open the public hearing(s):

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

4. Consideration of an application for rezoning Block 218, Lot 2, Eastern Division, located at 1804 S. Meadow, from B-1 (Limited Commercial 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 218, Lot 2, Eastern Division, located at 1804 South Meadow, from B-1 (Limited Commercial District) to B-4 (Highway Commercial District); providing for publication and effective date.

Motion to open the public hearing.

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

Marina Sukup, Planning Director, made the presentation.

Ron Whitehawk, representing Mr. Victor Casarez, spoke in favor of the zone change.

Cw. Moreno questioned the storing of chemicals on a residential area.

Marina Sukup, Planning Director, stated that the Code of Ordinance states that they cannot be located within 200' of a residential district, it does not say residential development.

Cw. Moreno asked if it was not a residential district.

Mrs. Sukup answered no, it is not within 200' and is undeveloped.

Cw. Aldridge asked Mr. Casarez if he owned 200' around the undeveloped land.

Mr. Casarez stated he was the owner of the lot and the lot next door, but that the change would be only for one of the lots.

Cm. Perez asked that they have a legal opinion to see if they would be in violation of the ordinance if they do pass it.

Jose Salvador Tellez, City Attorney, stated that any recommendation that the Planning Commission makes is done with the concurrence of the Legal Department of the attorney assigned to that commission.

Motion to close the public hearing and concur with the Planning & Zoning recommendation and the staff's recommendation to approve the zone change.

Moved :	Cm. Perez		
Second:	Cm. Cardenas		
For: 5		Against: 3	Abstain: 0
		(Cw. Moreno)	
		(Cw. Aldridge)	
		(Cm. Juarez)	

Motion carries.

Ordinance Introduction: Cm. Perez

- 5. Consideration of an application for rezoning Block 2022, Lots 1-8, Eastern Division from B-3 (Community Business District) and R-3 (Mixed Residential District) to M-1 (Light Manufacturing District) located north of Milk St. and east of Smith Avenue; and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Amending the Zoning Ordinance (map) of the City of Laredo by rezoning Block 2022, Lots 1 and 2, western half of Lots 3 and 4, Lots 5 through 8, Eastern Division, located at 405 Smith Street from B-3 (Community Business District) and R-3 (Mixed Residential District) to M-1 (Light Manufacturing District); providing for publication and effective date.

Motion to open the public hearing.

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

Marina Sukup, Planning Director, made the presentation.

There was no public input.

Motion to close the public hearing and concur with the Planning & Zoning Commission recommendation to deny the zone change.

Moved : Cm. Perez

Second: Cm. Juarez

For: 8

Against: 0

Abstain: 0

6. Consideration of an application for rezoning Block 1059, Lot 1, Eastern Division, located at 3015 So. Buena Vista, from R-3 (Mixed Residential District) to B-1 (Limited 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 1059, Lot 1, Eastern Division, located at 3015 South Buena Vista, from R-3 (Mixed Residential District) to B-1 (Limited Commercial District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Perez

Second: Cm. G. Perez

For: 8

Against: 0

Abstain: 0

Marina Sukup, Planning Director, made the presentation.

There was no public input.

Motion to close the public hearing and concur with the Planning and Zoning recommendation to approve the zone change request and introduce the ordinance.

Moved : Cm. Perez

Second: Cm. Juarez

For: 8

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Perez

7. Consideration of an application for rezoning Block 8, Lots 3 and the west half of 2 in the Country Club Subdivision, located at 4120 East Saunders, from B-3 (Community Business District) to M-1 (Light Manufacturing District); and that an ordinance be introduced.

#### INTRODUCTION OF AN ORDINANCE

Amending the Zoning Ordinance (map) of the City of Laredo by rezoning Block 8, Lot 3, and west half of Lot 2, located in

the Country Club Subdivision at 4120 East Saunders, from B-3 (Community Business District) to M-1 (Light Manufacturing District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Perez

Second: Cm. G. Perez

For: 8

Against: 0

Abstain: 0

Marina Sukup, Planning Director, made the presentation.

Mr. Andres Rodriguez spoke against the zone change. Mr. Rodriguez read and delivered supporting documents on his opinions against the zone change.

(No documents were delivered to City Secretary's Office.)

Motion to close the public hearing and concur with P&Z recommendation to deny the zone change and that it remain B-3.

Moved : Cm. Juarez

Second: Cm. G. Perez

For: 8

Against: 0

Abstain: 0

8. Consideration of an application for rezoning Block 697, Lots 7 & 8, Eastern Division from R-O (Residential Office District) to B-3 (Community Business District) located at 1219 Chihuahua; and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Amending the Zoning Ordinance (map) of the City of Laredo by rezoning Block 697, Lot 7 and 8, Eastern Division, located at 1219 Chihuahua from R-O (Residential Office District) to B-3 (Community Business District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Juarez

Second: Cm. G. Perez

For: 8

Against: 0

Abstain: 0

Marina Sukup, Planning Director, made the presentation.

Mr. Ron Whitehawk representing Mr. Manuel Longoria and property owners in the block spoke against the zone change.

Mr. Manuel Longoria stated that they had obtained signatures from residents in the block opposing the zone change.

Cw. Aldridge, stated for the record, that she did speak to all residents adjoining this area who are all elderly and

that they do not want the area to change and we have to respect this.

Motion to close the public hearing and concur with the Planning and Zoning recommendation to deny the zone change.

Moved : Cw. Aldridge

Second: Cm. Juarez

For: 8

Against: 0

Abstain: 0

9. Consideration of an application for rezoning Block 622, Lots 10 through 12, Eastern Division located at 1119 Willow Street, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District) Specific Use Zoning District; and that an ordinance be introduced.

#### INTRODUCTION OF AN ORDINANCE

Amending the Zoning Ordinance (map) of the City of Laredo by rezoning Block 622, Lots 10 through 12, Eastern Division, located at 1119 Willow Street, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District) Specific Use Zoning District; 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

Marina Sukup, Planning Director, made the presentation.

Mr. Raymond Gabrillo, a resident on the area, spoke against the zone change due to the trailer traffic problems that could arise from this zone change.

Mr. Jesus Laurel, property owner, spoke in favor of the zone change. He specified that the zoning that he was asking was with restrictions. Mr. Laurel stated he had a petition in favor of the zone change with 23 signatures and that some of the people that had signed his petition in favor had signed another petition against the zone change with 18 signatures of which some of the people had signed twice, both for and against. He stated the residents in the area were confused, but that they would go either way.

Cw. Aldridge suggested to Mr. Laurel that he get together and dialogue with neighbors before he comes before council again, because the people that are immediately next to the location being proposed for zone change are the ones affected and not the one that approach him.

Motion to close the public hearing and concur with the Planning & Zoning Commission recommendation to deny the zone

change.

Moved : Cw. Aldridge  
 Second: Cm. G. Perez  
 For: 8

Against: 0                      Abstain: 0

10. Consideration of an application for rezoning Block 69, Lot 1119, in the Del Mar Signal Hills Subdivision, from R-S (Residential Suburban District) to B-1 (Limited Commercial District), located at 101 Merlin Road; and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Amending the Zoning Ordinance (map) of the City of Laredo by rezoning Block 69, Lot 1119, in the Del Mar Signal Hills Subdivision at 101 Merlin Road from R-S (Residential Suburban District) to B-1 (Limited Commercial District); providing for publication and effective date.

Motion to open the public hearing.

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

Against: 0                      Abstain: 0

Marina Sukup, Planning Director made the presentation.

George Johnson of 109 Merlin Road spoke against the zone change. He presented council with a petition and photographs from residents that feel they would be directly or indirectly affected if the residential neighborhood is invaded by businesses in this area. He suggested to the applicant to look at the commercial zone on either side of McPherson Road because they would like to see them restricted to those corridors that are already designed for commercial developments.

Mr. Ernesto Zuniga reiterated with what Mr. Johnson stated. He stated that he lives within the 200' area and stated he would be affected by this change. He stated he was totally opposed to the zone change.

Mr. David Almaraz a resident at 207 Merlin spoke against he zone change and asked that council leave this as a residential neighborhood.

Motion to close the public hearing and concur with the Planning & Zoning recommendation to deny the zone change.

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

Against: 0                      Abstain: 0

11. Consideration of an application for rezoning Block 928, Lots



2 & 4, Western Division, located at 3601 Santa Maria, from B-1 (Limited Commercial Distract) 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 Block 928, Lots 2 and 4, Western Division, located at 3601 Santa Maria, from B-1 (Limited Commercial District) to B-3 (Community Business District); providing for publication and effective date.

Motion to open the public hearing.

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

Against: 0                      Abstain: 0

Marina Sukup, Planning Director, made the presentation. She advised the City Council that what initially was proposed in the application as to staff's understanding was what they were proposing was a fabrication shop, but applicant had assured that this is not the case, that he proposes only to use it as a cabinet display shop.

Mayor Ramirez asked if a B-3 allows for a manufacturing.

Mrs. Sukup stated no, it will require a B-4 for cabinet fabrication.

Mr. George Juarez, representing the applicant Jesus Ledesma, reiterated what Ms. Sukup stated. He explained that because of misunderstanding this was a request to go to a B-4. Mr. Juarez wanted to emphasize that his client does not want a B-4, he wants a B-3. The use that he is going to make of this property is to display the work that he does (cabinets and furniture) is a use that is allowed right now where the location of this property as a B-1. He added the situation is one of size, he could display his cabinets and furniture now, but would limited to 3,000 sq. ft. with a change from a B-1 to a B-3 it allows him to extend to 8,000 sq. ft.

Mr. Juarez stated that he had a list of 15 people that signed up that are not against the B-3 zone change. Mr. Juarez emphasize that under this B-3 the petitioner would not be allowed to fabricate or manufacture anything and if he did he would be in violation.

Peter H. Vargas, City Manager, stated that if in fact there had been opposition because of the confusion of B-3 or B-4 that this item needs to be cleared up before council can take action. Mr. Vargas suggested that Mr. Juarez submit the petition.

(No petition was submitted to the City Secretary's Office.)

Motion to close the public hearing and table for the next Regular Council Meeting of June 7th.

Moved : Cm. G. Perez

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

12. Consideration of an application for rezoning Block 526, Lots 7 & 8A, Western Division from M-1 (Light Manufacturing District) to R-3 (Mixed Residential District), located at 1901 - 1909 Bruni Street, between Vidaurri Avenue and Santa Rita Avenue; and that an ordinance be introduced.

#### INTRODUCTION OF AN ORDINANCE

Amending the Zoning Ordinance (map) of the City of Laredo by rezoning Block 526, Lots 7 & 8A, Western Division, located at 1901 - 1909 Bruni Street from M-1 (Light Manufacturing District) to R-3 (Mixed Residential District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Castaneda

Second: Cm. G. Perez

For: 8

Against: 0

Abstain: 0

Marina Sukup, Planning Director, made the presentation.

Mrs. Guadalupe Hastings and Mrs. Maria Gutierrez spoke in favor of the zone change to be able to sell and develop this property. The property owner has been unsuccessful in selling the lot as commercial property.

(Cm. G. Perez stepped out momentarily. - 6:45 p.m.)

(Cm. G. Perez was in at - 6:49 p.m.)

Motion to close the public hearing and concur with the Planning and Zoning recommendation to deny the zone change.

Moved : Cm. Cardenas

Second: Cm. G. Perez

For: 8

Against: 0

Abstain: 0

13. Consideration of an application for rezoning Block 160, Lots 6 & 7, Western Division, located at 208 Main 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 Block 160, Lots 6 & 7, Western Division, located at 208 Main 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. Cardenas  
 Second: Cm. Castaneda  
 For: 8

Against: 0 Abstain: 0

Marina Sukup, Planning Director, made the presentation.

Mr. John B. Repetto owner of the property spoke in favor of the zone change and stated he will conform with all the requirements and the city ordinances.

Motion to close the public hearing and concur with recommendations of Planning & Zoning to approve the zone change and introduce the ordinance.

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

Against: 0 Abstain: 0

Ordinance Introduction: Cm. Cardenas

## VII. ADJOURNMENT

Motion to adjourn.

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

Before concluding with adjournment City Manager, Peter H. Vargas asked that Mayor Ramirez make a comment on the **All-America City Award**.

Mayor Ramirez stated that there had been celebration earlier in the day to help celebrate the fact that Laredo was selected as an All-America City where one of ten cities throughout the United States were selected for the kind of cooperative effort that was exhibited in three specific projects that were highlighted which were:

1. The Buena Vida Lifestyle Project
2. The South Laredo Library Branch
3. The Poncho De La Garza Housing Development

Mayor Ramirez congratulated each and every Laredoan and all The City of Laredo.

Motion to adjourn.

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

Against: 0 Abstain: 0

Adjournment time was at 7:50 p.m.

I HEREBY CERTIFY THAT THE ABOVE MINUTES CONTAINED IN PAGES 01 TO 12 ARE TRUE, COMPLETE AND CORRECT PROCEEDINGS OF THE SPECIAL CITY COUNCIL MEETING HELD ON THE 24TH DAY OF MAY. 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

APPROVED BY CITY COUNCIL ON:

CORRECTIONS: