

City of Laredo

REGULAR MEETING AGENDA

Thursday, July 10, 2025

12:00 PM

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas 78040**

Historic District / Landmark Board

City of Laredo
Historic District/ Landmark Board
City Council Chambers
1110 Houston Street
Laredo, Texas, 78040
July 10, 2025
12:00 P.M.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approval of Minutes

Approval of minutes of

- A. Regular Meeting of May 8, 2025 [25-1235](#)
- B. Regular Meeting of June 12, 2025 [25-1236](#)
- C. Special Meeting of June 25, 2025 [25-1237](#)

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. Election of Officers

- A. Election of Chairman [25-1233](#)
- B. Election of Vice-Chairman [25-1234](#)

7. Public Hearing and Consideration of the Following

- A. Public Hearing and consideration of a motion to consider exterior alterations of the front facade, which includes the addition of three (3) roll up security metal doors on the south 53.1 feet of Lot 5, Block 41, Western Division, located at 1110 Lincoln Street. This property is within the Old Mercado Historic District.

[25-1223](#)

HD-002-2025
District VIII

8. Adjournment

This notice was posted at the Municipal Government Office, 1110 Houston Street, Laredo, Texas 78040, at a place of convenient and readily accessible to the public at all time. Said notice was posted on Thursday, July 3, 2025 at 6:00pm.

City of Laredo

Historic District / Landmark Board

Meeting Date: 7/10/2025

Action Item A.

CITY OF LAREDO
HISTORIC DISTRICT/LANDMARK BOARD
MINUTES OF REGULAR MEETING OF MAY 8, 2025

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, May 8, 2025 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

Acting Chair Narvaez called the meeting to order at 12:12 p.m.

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and verified **quorum** existed.

Members present: Johnny Narvaez (1st Meeting)
Wayne Nance
Francisco Barrientos
Priscilla Iglesias
Marc Gonzalez

Members absent: Tomas Izaguirre
Robert D. Gonzalez
Teresa Barker
Christina Davila Villarreal

Staff present: Vanessa Guerra
Laura Garza

Others present: Jamshid “Jimmy” Yeroushalmi
Pedro A. Avila

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of June 13, 2024.

B. Regular Meeting of September 12, 2024.

Board Member (Bm.) Nance made a motion to **approve** the minutes of June 13, 2024.

Second: Bm. Iglesias

Minutes of the HDLB meeting of May 8, 2025

For: 5
Against: 0
Abstain: 0

Motion carried unanimously

Board Member (Bm.) Nance made a motion to **approve** the minutes of September 12, 2024.

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

Motion carried unanimously

5. CITIZEN COMMENTS

None.

6. ELECTION OF OFFICERS

A. Election of Chairman

B. Election of Vice-Chairman

Vanessa Guerra, Planning Director, informed the Board they can move forward with the election of officers or the board could wait until a full quorum was present.

Board Member (Bm.) M. Gonzalez made a motion to **table** the items, both 6.A and 6.B, time certain.

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

Motion carried unanimously

7. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING:

- A. **Public hearing and consideration of a motion to consider exterior alterations, which include the creation and addition of a door to the existing front façade on Lot 2, Block 41, Western Division, located at 516 Flores Avenue. The property is within the Old Mercado Historic District.**

HD-001-2025

Minutes of the HDLB meeting of May 8, 2025

District VIII

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

Staff Recommendation: Staff **does not support** the creation and addition of the proposed door for the following reasons:

1. As per the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, altering storefronts and their features are not recommended. The storefront defines the overall historic character of the building. Therefore, by creating and adding a new door to the front façade of the building, will diminish the historic character of the building.
2. As per the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, cutting new openings on character-defining elevations or cutting openings that damage or destroy significant features is not recommended. Therefore, the proposed door does not conform to the Secretary of the Interior guidelines.
3. An addition to an historic building front is inappropriate as per the City of Laredo Historic Urban Designs Guidelines. Therefore, the creation and addition of the proposed door is inappropriate as it will diminish the historic characteristics of the building.
4. The storefront should not be altered or obscured as per the City of Laredo Historic Urban Designs Guidelines. Therefore, the creation and addition of the proposed door will impact the building's historic character.
5. As per the City of Laredo Historic Urban Design Guidelines states to preserve the integrity of each individual historic structure, by preserving its character defining features and by avoiding alterations that would remove or obscure its historic character. Therefore, the addition of a door, where none have existed, will alter and not preserve the historic character of the building.

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 Land 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:
 - The Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

Minutes of the HDLB meeting of May 8, 2025

- City of Laredo Historic Urban Design Guidelines
 - City of Laredo Historic Preservation Plan
4. No other improvements, changes to the building, site or new construction on the property shall be permitted without prior review and approval by staff and/or Historic District Landmark Board, to meet compliance.
 5. As per the Secretary of the Interior’s Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, all proposed scope of work should be physically and visually compatible to the original materials and features of the historical structure.

Vanessa Guerra, Planning Director, explained to the Board the Applicant wanted to place a door on the right side of the front facade to match the existing door on the left side of the front facade. She mentioned the door on the left side of the front facade had been installed between 2019 and 2021, but there weren’t any records found indicating historic approval or issuance of a building permit. Ms. Guerra suggested, if the applicant agrees, then the motion could be to consider both metal doors on the front façade in order to save the applicant time.

Acting Chair Narvaez opened the public hearing.

Jamshid “Jimmy” Yeroushalmi, Applicant, informed the Board the second level proposed use is apartments. If the proposed apartments has over 4 units, two (2) exits are required.

Acting Chair Narvaez, requested a motion to close the public hearing and action for HD-001-2025.

Bm. Barrientos made a motion to close the public hearing and **approve** HD-001-2025. The motion includes the approval of the existing metal door, located on the left side of the front façade, and the approval of the proposed metal door on the right side of the front façade. The proposed door shall match the existing door.

Second:	Bm. M. Gonzalez	
For:	4	
Against:	1	Acting Chair Narvaez
Abstain:	0	

Motion carried

Vanessa Guerra, Planning Director, welcomed Mr. Johnny Narvaez to the Historic District / Landmark Board.

8. ADJOURNMENT

Acting Chair Narvaez requested the meeting be adjourned at 12:31 p.m.

Bm. M. Gonzalez made a **motion** to adjourn the meeting.

Minutes of the HDLB meeting of May 8, 2025

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

Vanessa Guerra,
City Planning Director

Johnny Narvaez
HDLB Acting Chair

City of Laredo

Historic District / Landmark Board

Meeting Date: 7/10/2025

Action Item B.

**CITY OF LAREDO
HISTORIC DISTRICT/LANDMARK BOARD**

MINUTES OF REGULAR MEETING OF JUNE 12, 2025

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, June 12, 2025 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

Vanessa Guerra, Planning Director called the meeting to order at 12:03 p.m.

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and verified **no quorum** existed.

Members present: Teresa Barker
Sara V. Garza (1st Meeting)

Members absent: Johnny Narvaez
Marc Gonzalez
Priscilla Iglesias
Francisco Barrientos
Wayne Nance
Christina Davila Villarreal
Tomas Izaguirre

Staff present: Vanessa Guerra
Laura Garza
Vanessa Fresnillo

Others present: Eduardo Medina
Victorio Santos, Jr.
Melissa Amir
Ana Gomez
Esmeralda Estrada

Bm. Barker requested a 15 minutes break to see if quorum could be established.

Vanessa Guerra, Planning Director informed the Board that no quorum was established, therefore a Special Meeting would take place on Wednesday, April 25th, 2025, in the Council Chambers at 12 noon.

Vanessa Guerra, AICP
City Planning Director

Johnny Narvaez
HDLB Acting Chair

Minutes of the HDLB meeting of June 12, 2025

City of Laredo

Historic District / Landmark Board

Meeting Date: 7/10/2025

Action Item C.

CITY OF LAREDO
HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF JUNE 25, 2025

The Historic District/Landmark Board of the City of Laredo convened in a special meeting on Thursday, June 25, 2025 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

Bm. Francisco Barrientos called the meeting to order at 12:04 p.m.

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and verified **no quorum** existed.

Members present: Wayne Nance
Francisco Barrientos
Marc Gonzalez

Members absent: Johnny Narvaez
Tomas Izaguirre
Sara V. Garza
Teresa Barker
Christina Davila Villarreal
Priscilla Iglesias

Staff present: Vanessa Guerra
Laura Garza
Vanessa Fresnillo

Others present: Melissa Amir
Ana C. Medina
Eduardo Medina

Vanessa Guerra, Planning Director, informed the Board and the Public that being that no quorum existed, the item would have to be re-noticed and would have to go thru the whole process all over again in order for it to be placed on the agenda for the July 10th, 2025 meeting.

Vanessa Guerra, AICP
City Planning Director

Johnny Narvaez
HDLB Acting Chair

Minutes of the HDLB meeting of June 25, 2025

City of Laredo

Historic District / Landmark Board

Meeting Date: 7/10/2025

Action Item A.

City of Laredo

Historic District / Landmark Board

Meeting Date: 7/10/2025

Action Item B.

City of Laredo

Historic District / Landmark Board

Meeting Date: 7/10/2025

Action Item A.

SUBJECT

Public Hearing and consideration of a motion to consider exterior alterations of the front facade, which includes the addition of three (3) roll up security metal doors on the south 53.1 feet of Lot 5, Block 41, Western Division, located at 1110 Lincoln Street. This property is within the Old Mercado Historic District.

HD-002-2025
District VIII

BACKGROUND

Initiated by: OTRT Inc., Owner; Eduardo Medina, Applicant/Representative

Previous Action:

On September 18, 2008, the previous owner requested the alteration of the façade, which included, the existing repaint, the removal of the two side entrances, a proposed canopy material and color, and the existing wood windows.

On September 18, 2008, in a 5 to 0 vote, the Historic District Landmark Board denied the removal of the two side entrances, and approved the façade alterations that included the following:

- 1) Flat cable-hung canopy and that the design of the canopy be approved by the Historic District/Landmark Board.
- 2) Paint all building trim with trim color, including windows.
- 3) Remove middle entrance and replaced with window.

On November 3, 2008, the item was presented to the City Council. The purpose of the public hearing was to appeal the denial issued on September 18, 2008 by the Historic District Landmark Board for the denial of the removal of the two side entrances. The item was postponed.

On November 17, 2008, the item was presented to the City Council. The purpose of the public hearing was to appeal the denial issued on September 18, 2008 by the Historic District Landmark Board for the denial of the removal of the two side entrances. The item was postponed.

Citations and Violations:

- The previous owner received the following citations and/or violations:

On July 11, 2008, a verbal warning was given to the contractor stating any exterior alterations (repaint) will need Historic District/Landmark Board (HDLB) approval.

On August 25, 2008, a verbal warning was given to the contractor stating any exterior alterations (removal of the side entrances and wood trim) will need HDLB approval.

On August 27, 2008, a stop work order was issued for no building permit.

- The current owner received the following citations and/or violations:

On December 14, 2021, a stop work order was issued for the removal of the canopies without historic approval. However, since the owner only removed the fabric of the canopies, a citation was not issued.

On May 23, 2025, a warning was issued for the installation of three (3) roll up metal doors without a building permit and without the approval of the Historic District Landmark Board.

Proposed Scope of Work: Alteration of the exterior front façade of the building by adding three (3) roll up security metal doors. The roll up security metal door on the far-left side of the front façade was installed by the previous owner. The current owner installed the two roll up security metal doors located in the middle and the far-right side of the front façade.

Building Type: As per the 1996 Historic Urban Design Assessment Report:

- This is a one story, brick masonry building constructed in the Border/Mexican Vernacular style. The brick has been painted and is left exposed. The building has storefront windows. The original canopy suspended by cables has been replaced by a rounded awning with colorful cloth materials. The cable supports are still present above the band of clerestory windows that has been concealed by the new canopy. The parapet wall has a very simple embattlement profile.

Site: The property is an H-CBD (Historic Central Business District) zoning district.

- Lot of Record: The property was subdivided through Document Number: 98242, Volume: 249, Page: 289.

Letters sent to the surrounding property owners: 24

For: 0

Against: 0

Granting or Denying an Application:

- As per the Laredo Land Development Code, Section 24.1.2.2(2), the Historic District Landmark Board shall utilize the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings; and the City of Laredo, Texas, Historic Urban Design Guidelines

Secretary of the Interior's Standards:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from

other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION

Staff does not support the addition of the three (3) roll up security metal doors for the following reasons:

1. As per the Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, altering storefronts and their features are not recommended. The storefront defines the overall historic character of the building. Therefore, the addition of the roll up security metal doors will alter and possibly damage the exterior features and finishes of the existing main historic structure.

As per the City of Laredo Historic Urban Designs Guidelines:

1. The storefront should not be altered or obscured as per Chapter 3 Design Guidelines for Historic Properties, Section: Storefronts. By adding the roll up security metal doors, it will cover the original façade concealing any interesting details or features.

2. An addition to an historic building front is inappropriate as per Chapter 3 Design Guidelines for Historic Properties, Section: Additions to Historic Buildings. It is recommended to preserve the integrity of each individual historic structure, by preserving its character defining features and by avoiding alterations that would remove or obscure its historic character. Therefore, the addition of roll up security metal doors, where none have existed, will alter and not preserve the historic character of the building.

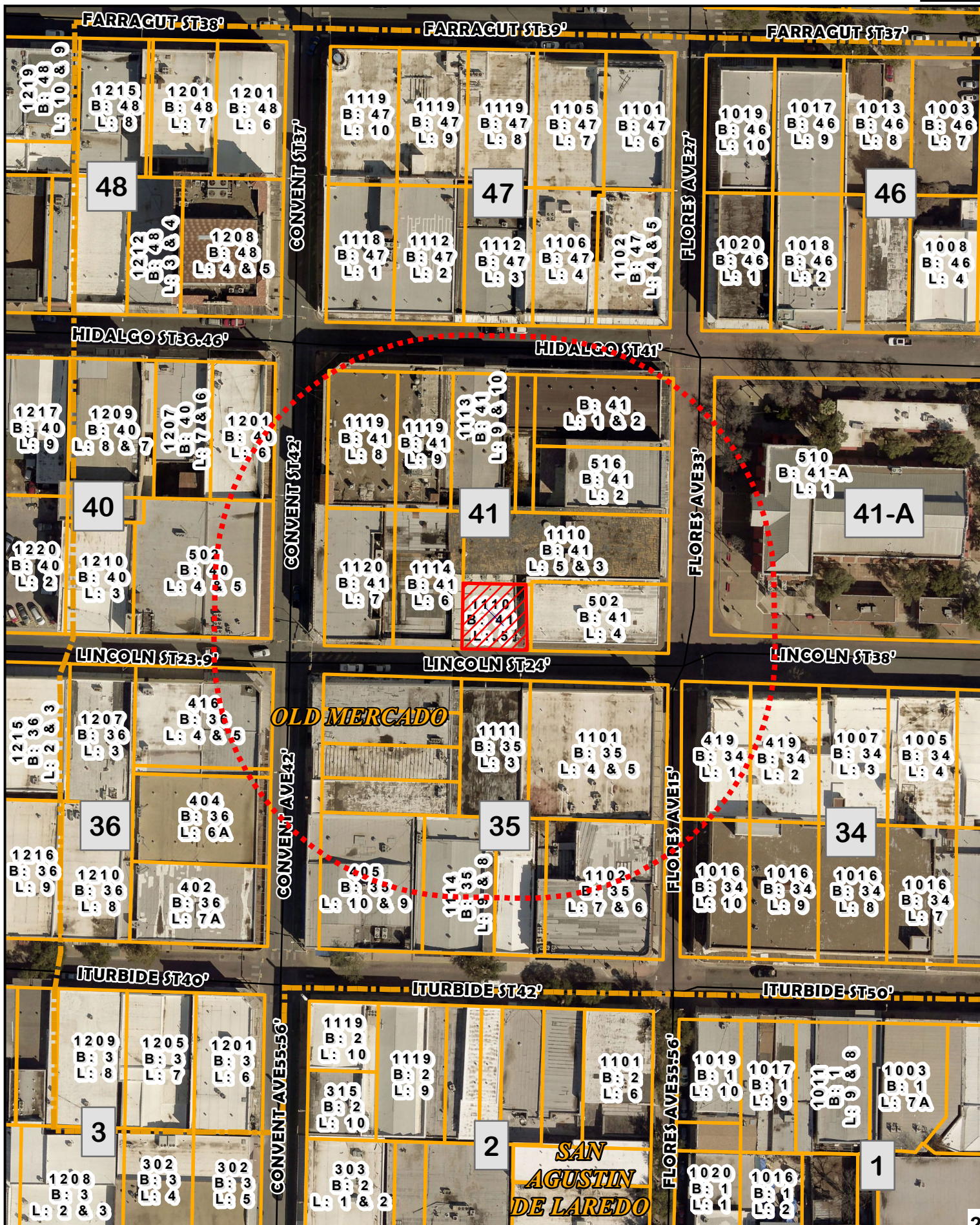
3. Staff suggests using possible security features on the interior of the building to avoid alterations to the front façade of the building. This will help preserve its historic character. The City of Laredo Historic Urban Designs Guidelines identifies roll down metal grille screens behind glass storefronts is preferred as per Chapter 2 Design Guidelines for All Projects, Section: Security Devices.

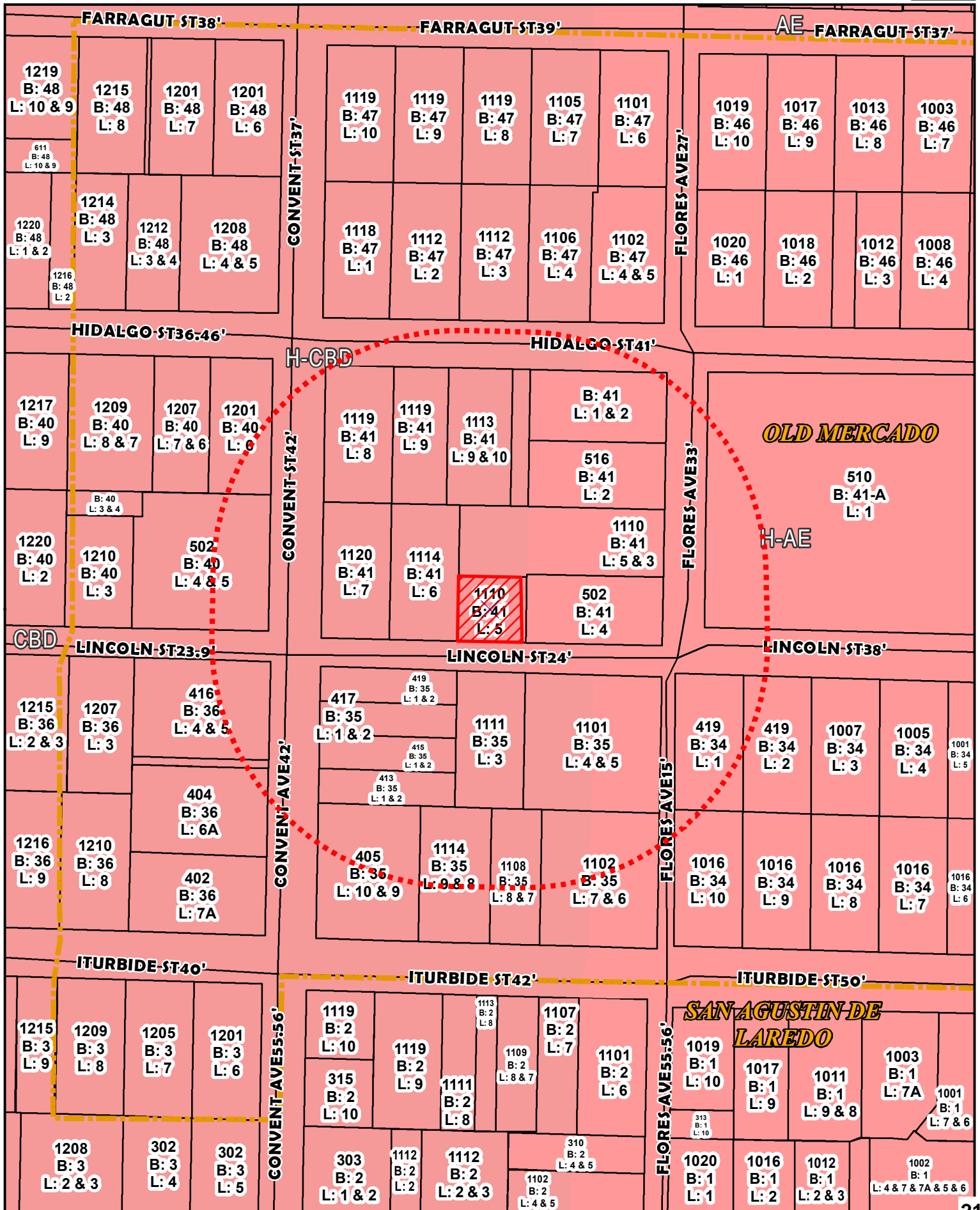
The applicant has expressed concerns regarding the removal of the roll up security metal doors, citing potential vulnerability to window breakage. Please note window replacement is not currently included in the scope of work. However, staff has provided a list of recommended window alternatives for consideration attached to this correspondence.

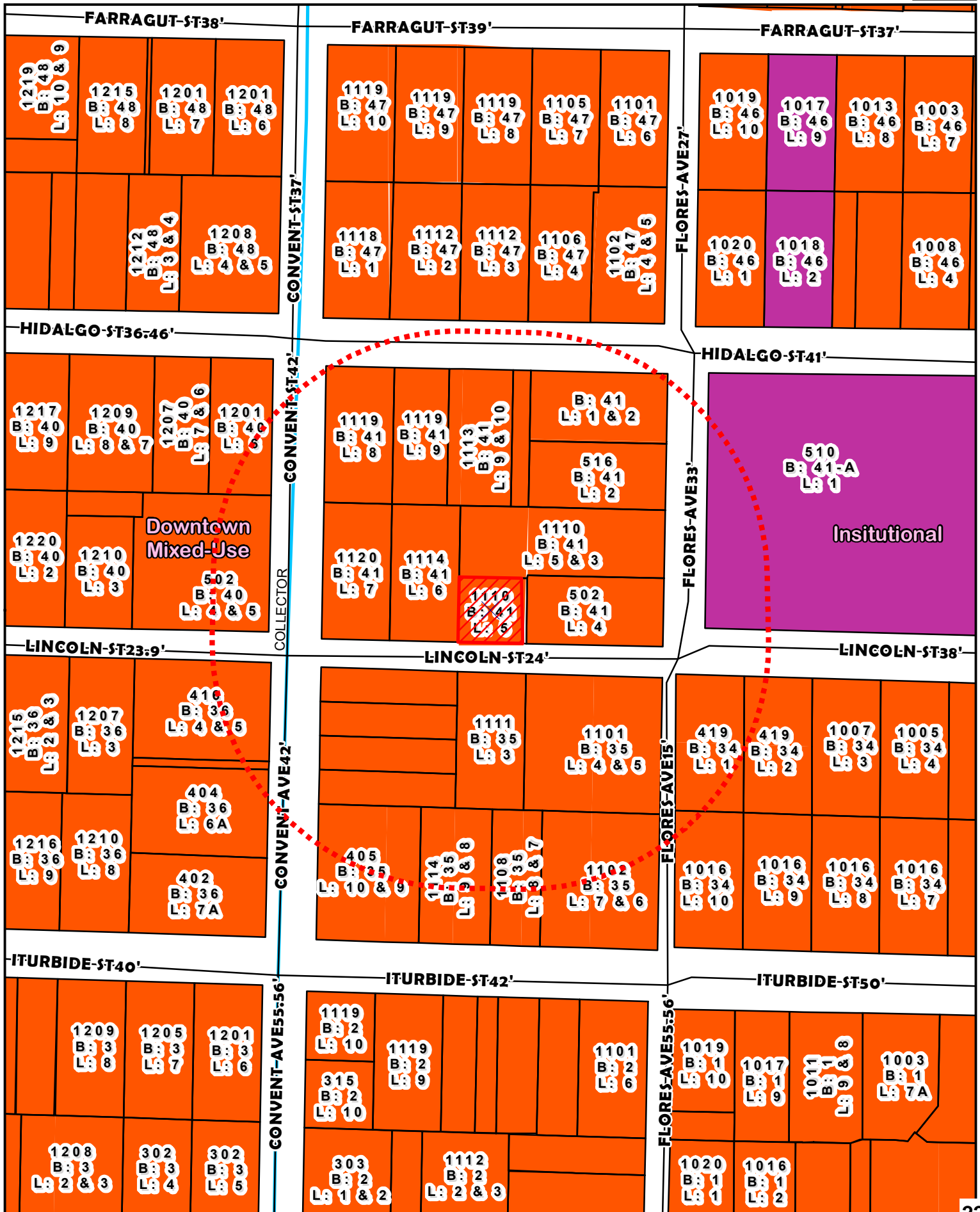
Please be advised permit requirements may vary depending on the type of window replacement selected.

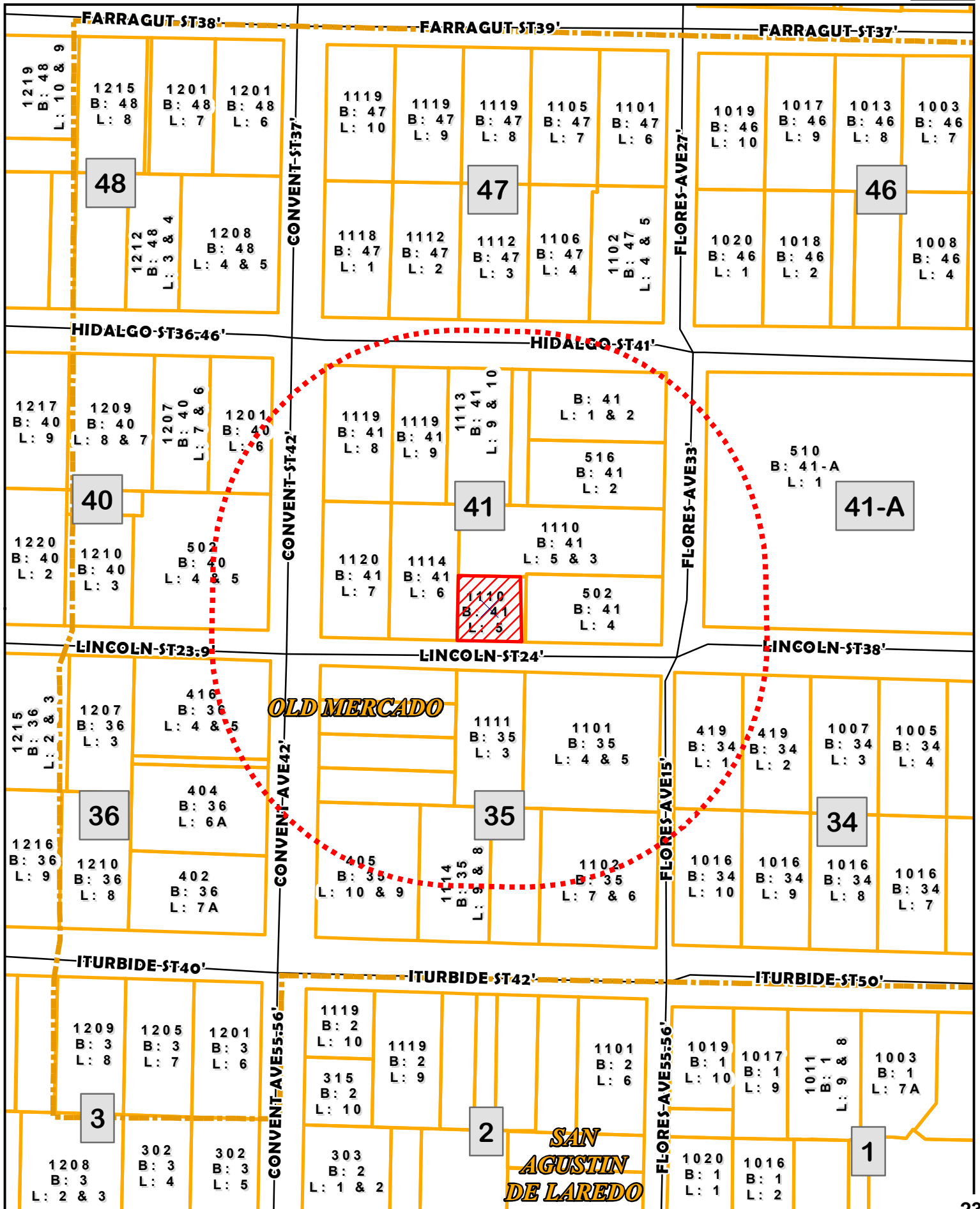
Staff General Comments:

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 Land 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:
 - The Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
 - City of Laredo Historic Urban Design Guidelines
 - City of Laredo Historic Preservation Plan
 4. No other improvements, changes to the building, site or new construction on the property shall be permitted without prior review and approval by staff and/or Historic District Landmark Board, to meet compliance.
 5. As per the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, all proposed scope of work should be physically and visually compatible to the original materials and features of the historical structure.
-









ON THE ROCK'S

FACADE REPAIRS

1110 LINCOLN ST.
LOT: 5; BLOCK: 41
WESTERN SUBDIVISION
LAREDO, TX. 78040



DESIGNER:

INDEX:	APPLICABLE CODES:	PROJECT DESCRIPTION:	COMMENTS:
ARCHITECTURAL PLANS:			
C1.0 Cover Sheet,	- 2021 International Building Code with local amendments.	AREA: 120 SQFT.	
A0.0 Project Info,	- 2020 National Electrical Code of the National Fire Protection Association.	REPAIRS OF FRONT FACADE.	
A0.1 Accessibility Standards,	- 2021 International Energy Conservation Code with local amendments.	OCCUPANCY GROUP: R.	
A1.0 Existing Site Plan,	- 2021 International Fire Code with local amendments.	USE ZONE: OGD	
A1.1 Grading/Retainment Plan,	- 2021 International Existing Building Code.	FIRE SUPPRESSOR SYSTEM: NOT NEEDED.	
A2.0 Elevations,	- 2021 International Mechanical Code.		
A3.0 Details Plan,	- 2021 Texas Accessibility Standards.		
E1.0 Electrical Layout,	- Comply with Ordinance 2021-04091.		

COVER SHEET

C1.0



WE HELP VISUALIZE YOUR DREAMS.

DRAWINGS are organized according to disciplines, with each discipline describing a general aspect of the construction. Disciplines are arranged in the order of typical construction sequence as follows:

DRAWINGS:

- A-ARCHITECTURAL:
Work required to produce the basic building envelope, including: Floor plan(s), roof plan(s), exterior elevations, building sections, wall sections, stair details, exterior enclosure details, interior floor plan(s), enlarged plans, interior elevations, interior partition sections, interior details, cabinets, millwork, equipment details, ceilings and floor finishes.
- M-MECHANICAL:
Work related to heating, ventilating and cooling systems.
- P-PLUMBING:
Work related to plumbing systems.
- E-ELECTRICAL:
Work related to the electrical system.

DRAWING NUMBERING:

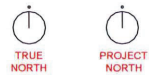
1

FLOOR PLAN

SCALE:

Each drawing is numbered preceding the drawing title. In this example drawing 1, represents the first drawing on a sheet of the architectural discipline, a FLOOR PLAN.

SYMBOLS:



Symbol with the hatch in the smaller circle represents the direction of the true north for this set of drawings. The symbol with the smaller circle without hatch represents the direction of the "project" north.



This symbol is key to a section drawing taken along the straight line of the symbol. The arrow points in the direction of the view for the section. The number is a reference to the section drawing (Drawing X, Sheet AX.X).



This symbol is key to an elevation drawing. The arrow points in the direction of view for the elevation. The number is a reference to the elevation drawing (Drawing 1, Sheet A4.0).



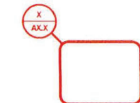
This symbol is key to a partition type, if included. The number is a reference to the partition (Partition type "A").



This symbol is key to the door schedule. All doors are keyed with a letter "D" and the door number depending on the type of door that is (Look for door "D100" in the door schedule).



This symbol is key to the window schedule. All windows are keyed with a letter "W" and the window number depending on the type of window that is (Look for window "W1" in the window schedule).



This symbol is key to a detail drawn of the area within the dashed line (Drawing X, Sheet AX.X).

SCOPE OF WORK SUMMARY:

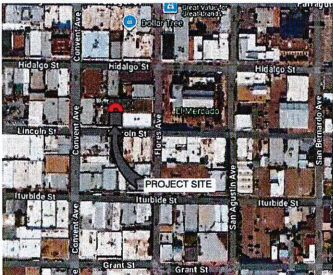
The scope of work of the project includes the removal & replacement of storefront doors & refurbishment of existing awnings.

GENERAL NOTES:

1. GENERAL CONTRACTOR: ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN NOTES CONTAINED IN THIS DRAWINGS.
2. THE INFORMATION REFERENCING THE EXISTING FACILITIES ON THESE DOCUMENTS HAS BEEN PROVIDED BY OTHERS. THE CONSULTANT HAS NOT VERIFY THE ACCURACY AND / OR COMPLETENESS INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS. GENERAL CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS.
3. NO MECHANICAL, ELECTRICAL OR PLUMBING WORK HAS BEEN DONE FOR THIS PROJECT.

LOCATION MAP:

LAREDO, TX.



STREET MAP:

1110 LINCOLN ST,
LAREDO, TX. 78040



INDEX:

ARCHITECTURAL PLANS:

C1.0	Cover Sheet.
A0.0	Project Info.
A1.0	Accessibility Standards.
A1.1	Existing Site Plan.
A2.0	Demolition Plan.
A2.0	Floor Plan & Elevations.

Revisions



Comments:

ON THE ROCK'S FACADE
RENOVATION
1110 LINCOLN ST.

Project No. 25002 2025.04



Project North



Scale: NO SCALE

PROJECT INFO

A0.0

A0.0 © 2025



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TEXAS ACCESSIBILITY STANDARDS 2012 (effective MARCH 15, 2012)

THE FOLLOWING SECTION OF THESE ACCESSIBILITY STANDARDS IS REQUIRED FOR BRANDED ACCESSIBILITY. THE REQUIREMENTS COMBINE WITH THE REQUIREMENTS OF STATE AND FEDERAL AGENCIES. THE PURPOSE OF THE SECTION IS TO PROVIDE INFORMATION ON THE REQUIREMENTS OF THE STANDARDS TO THE USER OF THE STANDARDS. THE STANDARDS ARE THE PROPERTY OF THE TEXAS ACCESSIBILITY STANDARDS BOARD. THE STANDARDS ARE THE PROPERTY OF THE TEXAS ACCESSIBILITY STANDARDS BOARD. THE STANDARDS ARE THE PROPERTY OF THE TEXAS ACCESSIBILITY STANDARDS BOARD.

FOR A COMPLETE LIST OF LICENSING AND REGULATION, VISIT THE WEBSITE: www.tasboard.org. FOR A COMPLETE LIST OF LICENSING AND REGULATION, VISIT THE WEBSITE: www.tasboard.org. FOR A COMPLETE LIST OF LICENSING AND REGULATION, VISIT THE WEBSITE: www.tasboard.org.

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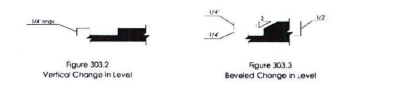
208 PARKING SPACES (TABLE 208.2)

Van/Mini Van	Required minimum number of Accessible Spaces	Van/Mini Van	Required minimum number of Accessible Spaces
1 to 25	1	251 to 300	6
26 to 50	2	301 to 400	7
51 to 75	3	401 to 500	8
76 to 100	4	501 to 600	9
101 to 150	5	601 to 700	10
151 to 200	6	701 to 800	11

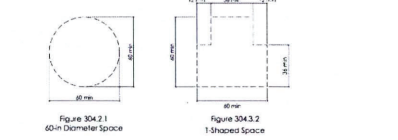
221 ASSEMBLY AREAS (TABLE 221.2.1)

Capacity of Seating in Assembly Area	Number of Required Wheelchair Spaces
4 to 25	1
26 to 50	2
51 to 100	4
101 to 200	6
201 to 300	8

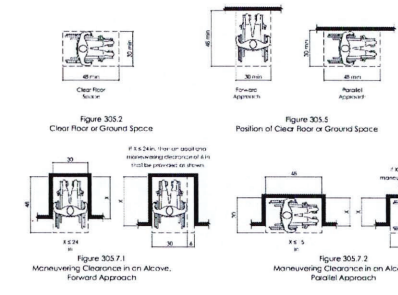
303 CHANGES IN LEVEL



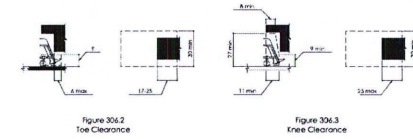
304 TURNING SPACE



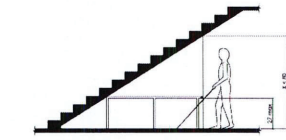
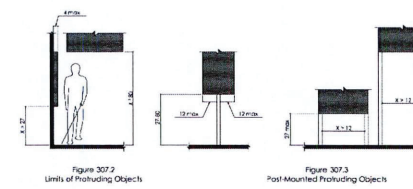
305 CLEAR FLOOR OR GROUND SPACE



306 KNEE AND TOE CLEARANCE

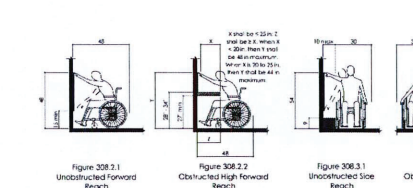


307 PROTRUDING OBJECTS

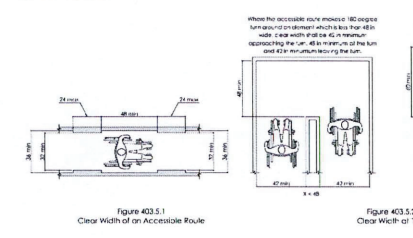


308 REACH RANGES

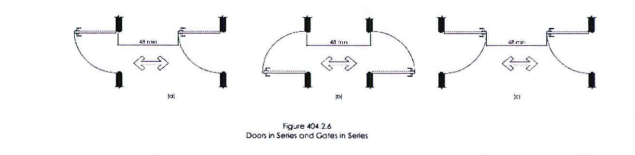
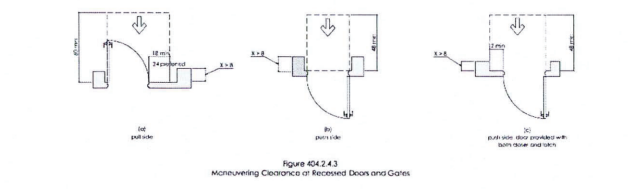
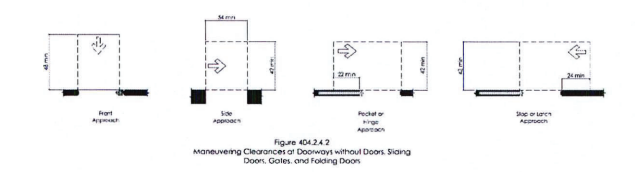
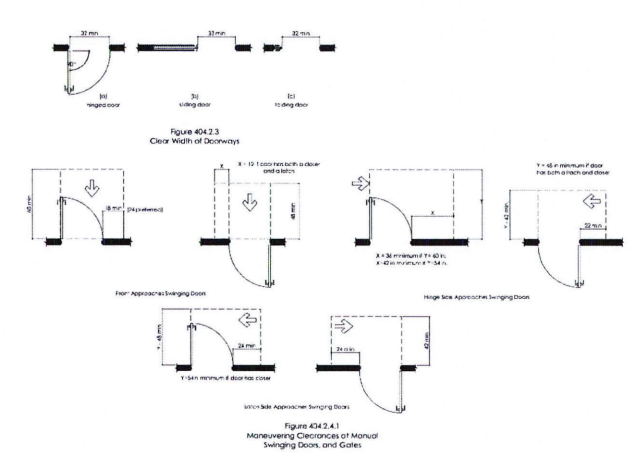
CHILDREN'S REACH RANGES			
Forward or Side Reach	Agens 3 & 4	Agens 5 thru 6	Agens 7 thru 8
High (Maximum)	36" max	45" max	48" max
Low (Minimum)	28" min	28" min	16" min



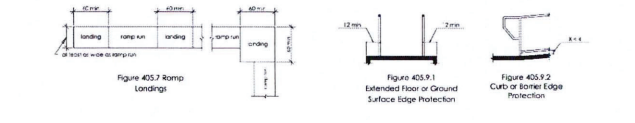
403 WALKING SURFACES



404 DOORS, DOORWAYS, AND GATES



405 RAMPS



Revisions

Revision	Description
1	Initial Release
2	Revisions
3	Revisions
4	Revisions
5	Revisions
6	Revisions
7	Revisions
8	Revisions
9	Revisions
10	Revisions

Comments

Comments

ON THE ROCK'S FACADE
RENOVATION
1110 LINCOLN ST.
CITY OF AUSTIN, TEXAS
WESTERN LANDSCAPE
LANDSCAPE ARCHITECTS

Project No. 25002 2025.03

03/14/2025

Project North



Scale NO SCALE

ACCESSIBILITY STANDARDS

A0.1

A0.1 © 2025



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Revisions

Δ

Comments

ON THE ROCK'S FACADE

RENOVATION

1110 LINCOLN ST.

LOT 6, BLOCK 411
LA VIEJO, T.C. 78040

Project No. 29002

2025.04

04/14/2025

Project North

Scale

3/16" = 1'-0"

FLOOR PLAN & ELEVATIONS

A2.0

A2.0 © 2025

CM

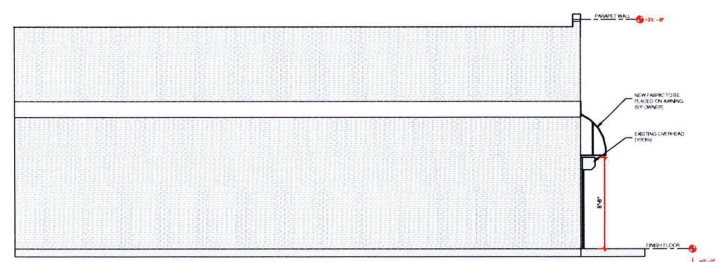
CONSTRUCTION MANAGEMENT

WE HELP VISUALIZE YOUR DREAMS

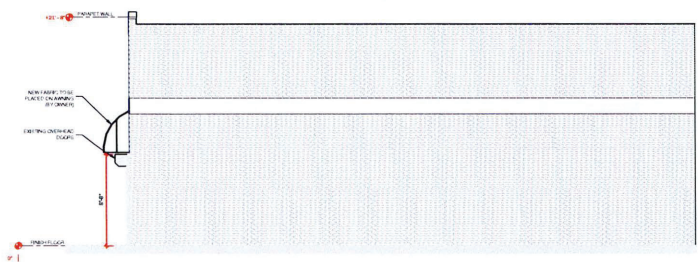
DOOR SCHEDULE								
TAG	DOOR				GLAZING	FRAME		FIRE RATED
	WIDTH	HEIGHT	TYPE	FINISH		TYPE	FINISH	
D1	5'-0"	7'-0"	A	ALUMINUM	YES/CLEAR	ALUMINUM	ALUMINUM	YES
D2	5'-0"	7'-0"	A	ALUMINUM	YES/CLEAR	ALUMINUM	ALUMINUM	YES
D3	6'-0"	7'-0"	B	ALUMINUM	YES/CLEAR	ALUMINUM	ALUMINUM	YES

GENERAL NOTES:

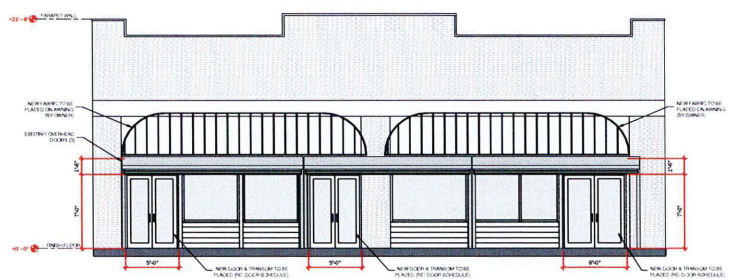
1. ALL CONSTRUCTION SHALL CONFORM TO AND BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE GOVERNING CODES.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK AND SHALL NOTIFY OWNER/DESIGNER OF ANY AND ALL DISCREPANCIES.
3. GENERAL CONTRACTOR SHALL BE COMPLETELY FAMILIARIZED WITH ARCHITECTURAL, MECHANICAL & ELECTRICAL PORTIONS OF WORK & SHALL PROVIDE ALL NECESSARY OPENINGS & RECESSES REQUIRED FOR SUCH PARTITIONS.
4. GENERAL CONTRACTOR SHALL NOT ALLOW ANY DEBRIS TO ACCUMULATE IN THE STRUCTURE OR ON THE GROUNDS. ALL GLASS SURFACES SHALL BE LEFT CLEAN & THE WORK AREA LEFT "BROOM CLEAN".
5. OCCUPANCY GROUP OF ADJACENT BUILDING IS "B".
6. ALL WALLS BETWEEN SUITS ARE 2 HR FIRE RATED WALLS.



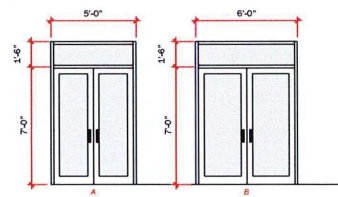
4 ELEVATION
SCALE: 3/16" = 1'-0"



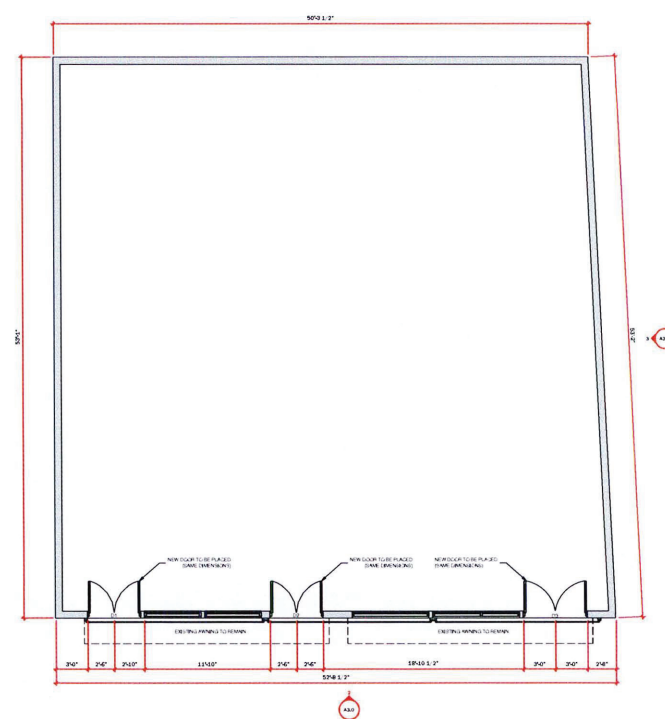
3 ELEVATION
SCALE: 3/16" = 1'-0"



2 ELEVATION
SCALE: 3/16" = 1'-0"



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"



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CITY OF LAREDO
BUILDING AND PLANNING DEPARTMENT

1413 Houston St, Laredo, Texas, 78040 • Phone: 956.794.1625 • Fax: 956.795.2998



Notice of Violation

Sent by certified mail 7010 2780 0000 9517 1448

Date: 5-23-2025

Dear: OTRT, Inc/Eduardo Medina
1814 Whitewood Dr, Laredo, TX, 78045

A recent inspection revealed that your property located at **1110 Lincoln St, Laredo, TX, 78040**, is in violation of the City of Laredo Land Development Code Book, Section 24.16.1 and Section 24.66.4. City records indicate that you are the apparent owner, lessee, occupant, or person in charge of this property. Such being the case, it is imperative that you take immediate action and correct the violations mentioned below.

- **3 overhead doors were installed without a building permit and without the approval of the Historic District / Landmark Board.**

Please comply within 10 days to avoid citations. Should you have any questions regarding this matter, please contact Edgar Orozco Zoning Enforcement Supervisor for Building Development Services during regular working hours at (956) 794-1625.

Note: You must submit two applications, the first application is for the Building Permit and the second application is for the Historic District Board. To apply, please visit the City of Laredo Planning and Zoning website and the Building Development Services website, call 956-794-1613 or visit our office at 1413 Houston St, Laredo, TX.

Sincerely,

Edgar Orozco
Zoning Enforcement Supervisor
City of Laredo
Building Development Services

May 2025: Three Roll up/Overhead Doors



May 2023: Two Roll up/Overhead Doors



May 2022: One Roll up/Overhead Doors



November 2007: Zero Roll up/Overhead Doors



Possible Window Recommendations

Plexiglass (Acrylic) Description: Plexiglass is a lightweight, transparent acrylic material often used as a cost-effective substitute for traditional glass.

- Advantages:
 - More affordable than traditional glass.
 - Lightweight and easy to install.
 - Shatter-resistant, making it safer than standard glass in certain applications.
- Disadvantages:
 - Prone to yellowing over time when exposed to sunlight (UV degradation).
 - Scratches more easily than glass, which can affect long-term appearance.
 - More rigid and may crack or chip more readily than polycarbonate.
 - Not ideal for high-traffic areas where appearance and durability are essential.
- Common Uses: Commercial and residential window replacements, display cases, and protective barriers where budget is a primary concern.

Tempered Glass Description: Tempered glass is a type of safety glass that is heat-treated to increase its strength and improve its resistance to breakage.

- Advantages:
 - Up to four times stronger than regular glass.
 - Shatters into small, blunt pieces rather than sharp shards when broken, reducing injury risk.
 - Frequently used for its clean look and durability in commercial settings.
- Disadvantages:
 - Not designed to resist forced entry or provide advanced security.
 - Once broken, it cannot be repaired—must be fully replaced.
 - More expensive than standard glass or plexiglass.
- Common Uses: Storefronts, glass doors, commercial windows, and other areas requiring enhanced safety.

Laminated Glass Description: Laminated glass consists of two or more layers of glass bonded together with a plastic interlayer (usually PVB). When broken, the glass shards remain adhered to the interlayer.

- Advantages:
 - Provides excellent safety by preventing the glass from shattering completely.
 - Offers sound insulation and UV protection.
 - Ideal for high-security applications and storm resistance.
- Disadvantages:
 - More expensive than both tempered glass and plexiglass.
 - Heavier, which may affect structural support and installation requirements.
- Common Uses: Car windshields, hurricane-resistant windows, storefronts, and security glass installations.

Polycarbonate Description: Polycarbonate is a strong, transparent thermoplastic known for its impact resistance and flexibility.

- Advantages:
 - Significantly stronger than plexiglass and nearly unbreakable under normal conditions.
 - Extremely durable, offering superior protection against impact and vandalism.
 - Resistant to chips and cracks.
- Disadvantages:
 - Higher cost compared to other materials.
 - Susceptible to surface scratching (though coatings can mitigate this).
 - May discolor over time if not treated with UV-resistant coating.
- Common Uses: Security windows, riot shields, detention centers, protective barriers, and industrial enclosures.

Thick Glass (Increased Thickness for Strength) Description: Increasing the thickness of standard glass can provide added strength and durability, though it does not offer the safety features of tempered or laminated glass.

- Advantages:
 - More difficult to break than standard single-pane glass.
 - Can enhance insulation and soundproofing when used in multi-pane assemblies.
- Disadvantages:
 - Still prone to shattering upon impact unless tempered or laminated.
 - Heavier and costlier to install.
 - Not ideal for security unless combined with other treatments.
- Common Uses: Architectural features, high-end residential windows, and display applications where clarity and strength are prioritized.