

STATE OF TEXAS §  
COUNTY OF CAMERON §  
TOWN OF LAGUNA VISTA §

**MINUTES OF A SPECIAL MEETING  
OF THE LAGUNA VISTA TOWN COUNCIL**

DATE: May 23, 2023  
TIME: 6:00 p.m.  
PLACE: Town of Laguna Vista City Hall

MEMBERS PRESENT: Michael Carter, Mayor  
Christopher Romero, Council Member Place 1  
Johvonne Howard, Council Member Place 2  
Bettina Tolin, Council Member Place 3  
Silke De Gobeo, Council Member Place 6  
  
Alan T. Ozuna, Esq.  
Rendie R. Gonzales, City Manager  
Crystal Chapa, City Secretary  
Anthony David, Police Chief

MEMBERS ABSENT: Rolando Gonzalez, Council Member Place 5

**ORDER OF BUSINESS**

• **Call to Order**

Mayor Carter called the meeting to order at 6:01pm.

• **Invocation and Pledge of Allegiance**

Invocation lead by Mayor Carter

• **Roll Call/Excused Absences**

**Motion** was made by Council Member Howard to excuse Council Member Gonzalez.  
**Second** was made by Mayor Carter.

**VOTE**

Council Member Howard	Aye	Council Member De Gobeo	Aye
Council Member Tolin	Aye	Mayor Carter	Aye

**Motion Carried**

**OPEN FORUM** - At this time, audience is allowed 3 minutes per person to address the Council on any topic. There will be no discussion or formal action taken during this agenda item. The speaker must identify themselves before speaking. A Speaker Request Form must be presented to the City Secretary prior to the meeting.

NONE

**NEW BUSINESS** – Discussion, consideration, and possible action on each of the following items:

- **LAGUNA HEIGHTS TORNADO** – Discussion, consideration, and possible action regarding the Laguna Heights Tornado on May 13, 2023 (Mayor Carter/City Manager)

Rendie advised the council that herself and Chief David attended the Emergency Management Meeting this morning and they thanked all the partners again for being involved. The current problem being the threshold and not being anywhere near meeting it for FEMA. The best option for the Town to help is through the Salvation Army since they have a 503C that funds can be donated through. The County can't take any donations, since FEMA hasn't kicked, they are not in the position to accept any donations and their assistance is at as far as it can go at this time.

Mayor advised that we should defer until the next meeting to see what we should do based on what the county has been able to help with and the SBA then we will have a better understanding of what we need to do.

Council member De Gobeo clarified that there is no urgency right now to house those victims. Mayor Carter answered that everyone has been helped, no one is in a shelter, no one actually spent a night in a shelter, and we have all come together as a community and taken care of the victims as best as we can so far. The long, short term of 30 days is taken care of and then we can reassess it at the next meeting.

**OVERLAY DISTRICT** – Discussion, consideration, and possible action on Town Overlay District.

Mayor Carter advised the council that he has already been through two of these meetings and nothing ever hits the books due to getting caught in the weeds. He further advised that our town is progressing and starting to get commercial development and he would appreciate that we don't get stuck in the weeds and we approve something because we can always amend it later. It may not be a perfect document and not to shoot for a perfect district because it will never be perfect.

Rendie advised the council she had already spoken to Mr. Ozuna on the procedural part that will be presented in the actual ordinance and to focus on the aesthetics of how you would like it to look. Mayor added that we can start on where Nadine ended with and build on to that.

Council Member Howard remembers going over a similar overlay district and talking about the current look of the existing buildings on highway 510 and that they could not be changed since they would be grandfathered in and asked if this overlay district would be solely for new construction. Mr. Ozuna answered with the instances that the grandfathering would change if ownership of the land changes hands or if the original landowner is making a major substance of change to the appearance.

Council Member De Gobeo remembers talking about the same issue with the grandfather and offering the business help through the CDC with changes.

Council Member Tolin advised that this is really well done and just had a concern with the page 7 of 14 item 1 of the specified colors being available. Mayor Carter advised that the specific colors chosen were those of the historical preservation colors and should always be available.

Council Member Howard asked if a new business owner is opening up how would this document get to them. Mr. Ozuna answered once the ordinance is passed it will be published and followed with a normal experienced developer would usually take the time to look through the Town Ordinances.

Mayor Carter asked if this ordinance would conflict with our sign ordinance and how that would play out. Mr. Ozuna answered that the Sign ordinance is in general application regulations and this ordinance creates special sign regulations for the overlay district.

Council Member De Gobeo advised adding to the materials Treks recycled plastic material as it is perfect for our coastal area. This material doesn't rot, mold, or rust and added that the Eco Tourism Center has it and a lot of boat docs have it. She also asked as to why fake brick is not allowed, this is something the council agreed on removing.

Council member Howard is thinking about the new Dollar General being so close to the house on the corner and how the lighting will affect them as well as having fencing, the landscaping, and two large ditches there currently. Mayor Carter answered the ditches are there for water retention to help with drainage and the Sign ordinance has a large section of how it affects neighbors, so we do have this already in our ordinance. Council member De Gobeo added that we also have a section on green space as well.

Council Member Romero advised the council that looking at the areas of application make sense for our town in its current form but as our town grows and expands can language be added for future development established. Mayor Carter advised that the only zones that are commercial right now are 510 and 100 and if we were to annex, we would amend the ordinance to include the area.

Council Member De Gobeo asked about page 4 application being approved or denied by the LVBDB within 10 working days or being automatically approved. Mr. Ozuna advised that we might want to have a decision maker but might not want to have a new board and further advised that the Board of Adjustments might be the best fit. Mayor clarified that LVBDB will be replaced with LVBOA and that we will drop the within ten days and automatic approval.

Council Member Romero asked about page 7 section E. Windows. that states shutters are not allowed. Being we are located in a hurricane zone storm shutters are necessary. Mayor Carter agreed with Council Member Romero and added we should include Storm shutters are allowed.

Mayor Carter advised on page 10 number 3 to change 30 days to 10 days.

Town attorney Mr. Ozuna then read allowed the first reading of ordinance 2023-04 Overlay District.

**Motion** was made by Council Member Tolin to approve the 1<sup>st</sup> reading with said changes discussed.

**Second** was made by Council Member Howard.

**VOTE**

Council Member Romero	Aye	Council Member De Gobeo	Aye
Council Member Howard	Aye	Mayor Carter	Aye
Council Member Tolin	Aye		

**Motion Carried**

**ADJOURNMENT**

**Motion** was made by Council Member Romero to adjourn.

**Second** was made by Council Member Howard.

**VOTE**

Council Member Romero	Aye	Council Member De Gobeo	Aye
Council Member Gonzalez	Aye	Mayor Carter	Aye

**Motion Carried**

**Meeting Adjourned at 6:51pm**

  
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Michael Carter, Mayor

Attest:

  
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Crystal Chapa, City Secretary