

MINUTES

§STATE OF TEXAS
§COUNTY OF CALDWELL
§CITY OF LULING

The BOARD OF ADJUSTMENTS of the City of Luling, Texas, in a called meeting, met in the City Council Chamber, City Hall, 509 E. Crockett Street, Luling, Texas, on Thursday, November 12, 2015, at 9:00 a.m. to consider the following items: Board Members present: Todd French, Bill Hathaway, Karen Cochran and Billy Roberts. Staff Members present were Ryan DeCamp and Martha C. Velasquez.

1. **Call to order:** Welcome all present.

Ryan DeCamp called the meeting to order and welcomed all the visitors.

2. **Approve** the minutes of October 1, 2015.

Todd French made a motion seconded by Bill Hathaway to approve the minutes of October 1, 2015. The motion carried with all members present voting unanimously in favor of the motion.

3. **Public Comment:**

Statement of Rules for Proceedings:

"The rules for conduct of today's meeting are to ensure fairness to all persons interested in speaking either about general planning matters or a specific application. Please limit your comments to new and relevant factual information. Persons wishing to make general comments not addressing a particular agenda item are invited to do so at this time." (Time limit of 3 to 5 minutes, please.)

There were no public comments.

4. A. **Public Hearing** to determine whether a structure is a unsafe and/or public nuisance within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 118 Martin St. Luling, TX 78648 with a property ID of 26108 and a legal description of REED SECOND, BLOCK C, LOT 1. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Karen Cochran opened the Public Hearing. Butch Lugo stated that he is here to let the board know that he will be demolishing the unsafe structure at 118 Martin St. Mr. Lugo stated that he had bought the material to do repairs at this location but that someone had taken the materials. He stated that he didn't have the funds to purchase materials again, so he would be demolishing the structure.

B. Close Public Hearing.

Karen Cochran closed the Public Hearing.

5. **Consider and determine** that if a structure is found to be an unsafe and/or public nuisance, that structure be vacated, secured, repaired, removed, or demolished within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 118 Martin St. Luling, TX

78648 with a property ID of 26108 and a legal description of REED SECOND, BLOCK C, LOT 1. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Todd French made a motion seconded by Bill Hathaway to give him 30 days to pull demolition permit, and 90 days to complete the demolition. The motion carried with all members present voting unanimously in favor of the motion.

6. Public Comment:

Statement of Rules for Proceedings:

"The rules for conduct of today's meeting are to ensure fairness to all persons interested in speaking either about general planning matters or a specific application. Please limit your comments to new and relevant factual information. Persons wishing to make general comments not addressing a particular agenda item are invited to do so at this time." (Time limit of 3 to 5 minutes, please.)

There were no public comments.

7. A. **Public Hearing** to determine whether a structure is a unsafe and/or public nuisance within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 414 Trinity St. Luling, TX 78648, with a property ID of 25459 and a legal description of A027 WELDON, ISAAC, ACRES .5. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Karen Cochran opened the Public Hearing. Ryan DeCamp stated that he didn't receive anything for this address.

B. Close Public Hearing.

Karen Cochran closed the Public Hearing.

8. **Consider and determine** that if a structure is found to be an unsafe and/or public nuisance, that structure be vacated, secured, repaired, removed, or demolished within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 414 Trinity St. Luling, TX 78648, with a property ID of 25459 and a legal description of A027 WELDON, ISAAC, ACRES .5. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Billy Hathaway made a motion seconded by Billy Roberts to demolish this structure at 414 Trinity. The motion carried with all members present voting unanimously in favor of the motion.

9. Public Comment:

Statement of Rules for Proceedings:

"The rules for conduct of today's meeting are to ensure fairness to all persons interested in speaking either about general planning matters or a specific application. Please limit your comments to new and relevant factual information. Persons wishing to make general comments not addressing a particular agenda item are invited to do so at this time." (Time limit of 3 to 5 minutes, please.)

No Public Comments.

10. A. **Public Hearing** to determine whether a structure is a unsafe and/or public nuisance within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 1012 Aransas Ave. Luling, TX 78648 with a property ID of 25703 and a legal description of BRIDGES, BLOCK 3, LOT 11. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Karen Cochran opened the Public Hearing. Ms. Cabiness was present and stated that she would like some time so that she could have it demolished.

B. Close Public Hearing.

Karen Cochran closed the Public Hearing.

11. **Consider and determine** that if a structure is found to be an unsafe and/or public nuisance, that structure be vacated, secured, repaired, removed, or demolished within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 1012 Aransas Ave. Luling, TX 78648 with a property ID of 25703 and a legal description of BRIDGES, BLOCK 3, LOT 11. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Todd French made a motion seconded by Karen Cochran to give Ms. Cabiness 30 days to pull a permit and 90 days to have the structure at 1012 Aransas Avenue demolished. The motion carried with all members present voting unanimously in favor of the motion.

12. Public Comment:

Statement of Rules for Proceedings:

"The rules for conduct of today's meeting are to ensure fairness to all persons interested in speaking either about general planning matters or a specific application. Please limit your comments to new and relevant factual information. Persons wishing to make general comments not addressing a particular agenda item are invited to do so at this time." (Time limit of 3 to 5 minutes, please.)

There were no public comments.

13. A. **Public Hearing** to determine whether a structure is a unsafe and/or public nuisance within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 1023 Aransas Ave. Luling, TX 78648 with a property ID of 25682 and a legal description of BRIDGES, BLOCK 2, LOT 5. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Ryan DeCamp stated that the certified letter was refused by owner.

B. Close Public Hearing.

Karen Cochran closed the Public Hearing.

14. Consider and determine that if a structure is found to be an unsafe and/or public nuisance, that structure be vacated, secured, repaired, removed, or demolished within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 1023 Aransas Ave. Luling, TX 78648 with a property ID of 25682 and a legal description of BRIDGES, BLOCK 2, LOT 5. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Karen Cochran made a motion seconded by Billy Roberts to demolish the structure at 1023 Aransas Ave. The motion carried with all members present voting unanimously in favor of the motion.

15. Public Comment:

Statement of Rules for Proceedings:

"The rules for conduct of today's meeting are to ensure fairness to all persons interested in speaking either about general planning matters or a specific application. Please limit your comments to new and relevant factual information. Persons wishing to make general comments not addressing a particular agenda item are invited to do so at this time." (Time limit of 3 to 5 minutes, please.)

No Public Comments.

16. A. Public Hearing to determine whether a structure is a unsafe and/or public nuisance within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 317 Jones St. Luling, TX 78648 with a property ID of 32997 and a legal description of JOSEY'S NORTH, BLOCK 4, LOT E 108' LOT 3, ALL LOT 4, TR N. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Ryan DeCamp stated that the owner of this property had sent him a letter stating that he was going to demolish the structure at 317 Jones St. He was just asking for time to demolish it.

B. Close Public Hearing.

Karen Cochran closed the Public Hearing.

17. Consider and determine that if a structure is found to be an unsafe and/or public nuisance, that structure be vacated, secured, repaired, removed, or demolished within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 317 Jones St. Luling, TX 78648 with a property ID of 32997 and a legal description of JOSEY'S NORTH, BLOCK 4, LOT E 108' LOT 3, ALL LOT 4, TR N. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Bill Hathaway made a motion seconded by Todd French to demolish the structure at 317 Jones St. They are allowing him 30 days to pull demolition permit, and 90 days from the date the permit was pulled to demolish structure. The motion carried with all members present voting unanimously in favor of the motion.

18. Public Comment:

Statement of Rules for Proceedings:

"The rules for conduct of today's meeting are to ensure fairness to all persons interested in speaking either about general planning matters or a specific application. Please limit your comments to new and relevant factual information. Persons wishing to make general comments not addressing a particular agenda item are invited to do so at this time." (Time limit of 3 to 5 minutes, please.)

Mr. Van Johnson stated that he would like to restore the property.

19. A. Public Hearing to determine whether a structure is a unsafe and/or public nuisance within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 109 Oleander Ave. (GARAGE) Luling, TX 78648 with a property ID of 24271 and a legal description of BELL HAVEN, BLOCK B, LOT PT 1, 2. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Karen Cochran opened the Public Hearing. Mr. Van Johnson stated that as much as he would like to restore the property, financially he could not. He stated that he had a classic car and a motorcycle at 109 Oleander Ave. (Garage). He stated that he would like sufficient time to demolish the structure.

B. Close Public Hearing.

Karen Cochran closed the Public Hearing.

20. Consider and determine that if a structure is found to be an unsafe and/or public nuisance, that structure be vacated, secured, repaired, removed, or demolished within the terms of the City of Luling Code of Ordinances Chapter 22 Buildings and Building Regulations, Article II Unsafe and/or Public Nuisance Building Abatement Sections 22-36 through 22-55. The property to be determined whether a structure is unsafe and/or a public nuisance are at the following location: 109 Oleander Ave. (GARAGE) Luling, TX 78648 with a property ID of 24271 and a legal description of BELL HAVEN, BLOCK B, LOT PT 1, 2. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Billy Roberts made a motion seconded by Todd French to allow 30 days for demolition permit to be pulled and 90 days from the date for 109 Oleander to be demolition. The motion carried with all members present voting unanimously in favor of the motion.

21. Adjournment

There was no other business and the meeting was adjourned at 9:50a.m

Approved: _____

Karen Cochran, Chairperson
City of Luling

Martha C. Velasquez
City Secretary