

MINUTES

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

The PLANNING AND ZONING COMMISSION 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, December 3, 2015, at 9:00 a.m. to consider the following items: Members present: C.J. Watts, Eddie Moses, Rita Moore and Ray McGlothlin. Staff Members present were Ryan DeCamp, Mark Mayo and Chief Sala.

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

CJ Watts called the meeting to order and welcomed all the visitors.

2. **Approve** the minutes of July 30, 2015.

Eddie Moses made a motion seconded by Rita Moore to approve the minutes of July 30, 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.)

CJ Watts read the Statement of Rules for Proceedings and opened the floor for any public comments anyone might have at this time.

4. A. **Public Hearing** regarding a zone change application by Jesus J. Lujan to request zone change from a (RLD) Single-Family and Duplex Dwelling Zoned District (Low Density) to a (C-3) Highway Commercial Zoned District to add a vehicle storage facility to be located at N. Laurel Ave., on a tract of land with the legal descriptions of Harlem Heights, Block 1, Lot 13-15 (PID 25747) Luling, Caldwell County, Texas.

Ryan DeCamp, Code Enforcement Officer stated that he had sent out 15 notices and that 2 had got sent back unclaimed.

Mr. Lujan did not show up for the Public Hearing.

James Montgomery stated that everyone that was present at the Public Hearing were property owners around that area. He stated that the Ballpark is on the hill, and that they want to put in another junk yard like Wade's and he objects and that he thinks that he speaks for everyone here at the Public Hearing.

Tim Spears stated that he had just built a house and that he didn't want a wrecker yard next to it.

Leland Cubit stated that there was going to be a lot of traffic plus there are water problem issues so he didn't think it was a good idea for a wrecker yard.

Manuel Castillo stated that he thinks a wrecker yard in that area will look bad.

Rick Sykes stated that LCRA has a right-a-way there and that no one with LCRA is here to speak on their behalf.

B. Close Public Hearing.

CJ Watts closed the Public Hearing.

5. **Consider and recommendation** to City Council regarding a Zone Change application by Jesus J. Lujan to request zone change from a (RLD) Single-Family and Duplex Dwelling Zoned District (Low Density) to a (C-3) Highway Commercial Zoned District to add a vehicle storage facility to be located at N. Laurel Ave., on a tract of land with the legal descriptions of Harlem Heights, Block 1, Lot 13-15 (PID 25747) Luling, Caldwell County, Texas.

Eddie Moses made a motion seconded by Rita Moore to deny the recommendation regarding a Zone Change application by Jesus J. Lujan to request zone change from a (RLD) Single-Family and Duplex Dwelling Zoned District (Low Density) to a (C-3) Highway Commercial Zoned District to add a vehicle storage facility to be located at N. Laurel Ave., on a tract of land with the legal description of Harlem Heights, Block 1, Lot 13-15 (PID 25747) Luling, Caldwell County, Texas. The motion carried with all members present voting unanimously in favor of the denial.

6. A. **Public Hearing** regarding naming an un-named street located in-between Club St. and Trinity St. for the purpose of using 6 tracts of land for their currently zoned purposes (RLD). Currently an address cannot be assigned if there is no assigned street, which makes the land unusable by property owners.

CJ Watts opened the Public Hearing.

Ryan DeCamp stated that if we name the street the City will be responsible for paving the street and curbing the street. He stated that there are 6 properties that have been bought but they are not allowed to build on at this time. He stated that he has previously written citations for high grass at this location.

James Montgomery stated that he thinks that the City should invest in making a street and cleaning up the City,

CJ Watts stated that she agrees with cleaning up the areas around town but that we have to be careful how we go about doing things,.

B. Close Public Hearing.

Public Hearing was closed.

7. **Consider and recommendation** to City Council regarding naming an un-named street located in-between Club St. and Trinity St. for the purpose of using 6 tracts of land for their currently zoned purposes (RLD). Currently an address cannot be assigned if there is no assigned street, which makes the land unusable by property owners.

Eddie Moses made a motion seconded by CJ Watts to approve the recommendation regarding naming an un-named street located in between Club St. and Trinity St. for the purpose of using 6 tracts of land for their currently zoned purposes (RLD). Currently an address cannot be assigned if there is no assigned street, which makes the land unusable by property owners. The motion carried with all members present voting unanimously in favor of the motion.

8. A. **Public Hearing** regarding a park permit for a Recreational vehicle/ Travel Trailer park for Harshad & Anilbhai Goehel to be located at E. Pierce St. with a legal description of A018 Morris, Spencer, Acres 4.23 and a property ID number of 22021.

CJ Watts opened the Public Hearing.

Ryan DeCamp stated that the only person that he received a call from was the Nursing Home's attorney and that he was only asking questions about the letter.

B. Close Public Hearing.

CJ Watts closed the Public Hearing.

9. **Consider and recommendation** to City Council regarding a issuance of a park permit for a Recreational vehicle/ Travel Trailer park for Harshad & Anilbhai Goehel to be located at E. Pierce St. with a legal description of A018 Morris, Spencer, Acres 4.23 and a property ID number of 22021.

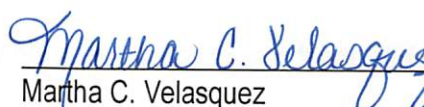
Eddie Moses made a motion seconded by CJ Watts to approve recommendation regarding an issuance of a park permit for a Recreational vehicle/Travel Trailer park for Harshad & Anilbhai Goehel to be located at E. Pierce St. with a legal description of A018 Morris, Spencer, Acres 4.23 and a property ID number of 22021. The motion carried with all members present voting unanimously in favor of the motion.

10. Adjournment.

There was no other business and the meeting was adjourned at 9:54 a.m.

Approved: 3/3/16


CJ Watts, Chairperson
City of Luling


Martha C. Velasquez
City Secretary