

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, August 1, 2019, at 9:00 a.m. to consider the following items: Members present include: Eddie Moses, Rita Moore, Ray McGlothlin and Melanie Doyle. Staff Members include Ryan DeCamp and Martha C. Velasquez.

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

Ryan Decamp welcomed all the visitors and Eddie Moses called the meeting to order.

2. **Approve** the minutes of March 7, 2019.

Ray McGlothlin made a motion seconded by Rita Moore approving the minutes of the March 7, 2019 Planning and Zoning meeting. 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** regarding a Conditional Use Permit application from Luling Independent School District for operating a Public School offering general educational courses in a (P&I) Public and Institutional District and setting the height, yard, lot, and parking regulations for the properties located at 122 E. Houston St., S. Hackberry Ave., and 696 S. Hackberry Ave. on tracts of land with the legal descriptions of O.T. Luling, Block 82, Elementary School; A027, Weldon, Isaac, PT 2.46 acres, includes lots 31, 31 PT Lot 30 E.B. Davis Addn.; Davis, Edgar B., Lot 25 – 29, PT 30, Abandoned Alley; A027, Weldon, Isaac, acres 5.0 (PID's 35138, 35185, 35151, & 35118) Luling, Caldwell County, Texas. The owner of the properties is Luling Independent School District.

Shane Peterson and Cody Holt came before the Planning and Zoning Board requesting setting the height, yard, lot and parking regulations for the properties located at 122 E. Houston St., S. Hackberry Ave. and 696 S. Hackberry Ave. on tracts of land with the legal descriptions of O.T. Luling, Block 82 Elementary School .

- B. Close Public Hearing.

Public Hearing was closed.

5. **Consider and recommendation** to City Council regarding submitted Conditional Use Permit application from Luling Independent School District for operating a Public School offering general educational courses in a (P&I) Public and Institutional District and setting the height, yard, lot, and parking regulations for the properties located at 122 E. Houston St., S. Hackberry Ave., and 696 S. Hackberry Ave. on tracts of land with the legal descriptions of O.T. Luling, Block 82, Elementary

School; A027, Weldon, Isaac, PT 2.46 acres, includes lots 31, 31 PT Lot 30 E.B. Davis Addn.; Davis, Edgar B., Lot 25 – 29, PT 30, Abandoned Alley; A027, Weldon, Isaac, acres 5.0 (PID's 35138, 35185, 35151, & 35118) Luling, Caldwell County, Texas. The owner of the properties is Luling Independent School District.

Melanie Doyle made a motion seconded by Ray McGlothlin approving application from Luling Independent School for operating a Public School offering general educational courses in a (P&I) Public and Institutional District and setting the height at yard, lot, and parking regulations for the properties located at 122 E. Houston St., S. Hackberry Ave., and 696 S. Hackberry Ave. on tracts of land with the legal descriptions of O.T. Luling, Block 82, Elementary School; A027, Weldon, Isaac, PT 2.46 acres, includes lots 31, 31 PT Lot 30 E.B. Davis Addn.; Davis, Edgar B., Lot 25 – 29, PT 30, Abandoned Alley; A027, Weldon, Isaac, acres 5.0 (PID's 35138, 35185, 35151, & 35118) Luling, Caldwell County, Texas. The owner of the properties is Luling Independent School District. Melanie stated that it would set the height at 35 ft. tall building and yard, lot would be 25 feet along Houston and Hackberry and 10 feet on west and South property lines. The motion carried with all members present voting unanimously in favor of the motion.

6. A. **Public Hearing** regarding a Conditional Use Permit application from Fred A. Ward III for operating a residential office and storage, repair and maintenance of inflatables (hours by appointment only) in a (R-1) Single-Family Residential Zoned District at 130 Eagle Dr., on a tract of land with the legal description of Riverside Grove, Block B, Lot 2, (PID 44213) Luling, Caldwell County, Texas. The owner of the property is Fred A. Ward III & Fred A. Ward II.

Ryan DeCamp stated that he had sent out 30 notices and had received 19 green receipts back showing that they had been received. Ryan stated that he had received 8 opposition letters.

Eric Lugo appeared before the Planning and Zoning and stated that he opposed that there was so much congestion there, he stated that vehicles were always parked in front of his mail box and he could not receive his mail. He had concerns that if this Conditional Use Permit was approved that there would be more congestion that there already is at this time.

B. Close Public Hearing.

Public Hearing was closed.

7. **Consider and recommendation** to City Council regarding submitted Conditional Use Permit application from Fred A. Ward III for operating a residential office and storage, repair and maintenance of inflatables (hours by appointment only) in a (R-1) Single-Family Residential Zoned District at 130 Eagle Dr., on a tract of land with the legal description of Riverside Grove, Block B, Lot 2, (PID 44213) Luling, Caldwell County, Texas. The owner of the property is Fred A. Ward III & Fred A. Ward II.

Ray McGlothlin made a motion seconded by Rita Moore not to approve the Conditional Use Permit application from Fred A. Ward III for operating a residential office and storage, repair and maintenance of inflatables (hours by appointment only) in a (R-1) Single-Family Residential Zoned District at 130 Eagle Dr., on a tract of land with the legal description of Riverside Grove, Block B, Lot 2 (PID 44213) Luling, Caldwell County, Texas. The owner of the property is Fred A. Ward III and Fred A. Ward II. The motion carried with all members present voting unanimously not to approve the Conditional Use Permit.

8. A. **Public Hearing** requesting a meeting with Planning and Zoning by Patrick Towne for a future subdivision in a (C-3) Highway Commercial Zoned District to be located at E. Pierce St., on a tract of land with the legal description of Luling Lodging Subd., Lot 2, acres 27.781, (PID 44213) Luling, Caldwell County, Texas. The owner of the property is Centejas Investments LLC.

Mr. Jim Hubbard came before the Board to state that he is requesting that Planning and Zoning look and think about them putting a future subdivision in a Highway Commercial Zoned District to be located at E. Pierce St.

Mr. Hubbard stated that they have taken a bond out for this project, because they can't make money until they sell a lot and they can't sell a lot until they make the improvements.

He stated that he had been talking to Ryan DeCamp for a couple of years on the possibility of this project. He stated that he would like to bring restaurants, gas stations and shops out to this area.

B. Close Public Hearing.

Public Hearing was closed.

9. Consider and recommendation to City Council regarding the requesting meeting with Planning and Zoning by Patrick Towne for a future subdivision in a (C-3) Highway Commercial Zoned District to be located at E. Pierce St., on a tract of land with the legal description of Luling Lodging Subd., Lot 2, acres 27.781, (PID 44213) Luling, Caldwell County, Texas. The owner of the property is Centejas Investments LLC.

No action needed on this agenda item, since Mr. Hubbard just wanted to come before the Board and let them know that he will be requesting a meeting.

10. Adjournment

There was no other business and the meeting was adjourned.

Approved: _____

Eddie Moses, Chairperson
City of Luling

Martha C. Velasquez
City Secretary