

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, April 5, 2018, at 9:00 a.m. to consider the following items: Members include: CJ Watts, Eddie Moses, Ray McGlothlin, Rita Moore, Jay Maddox and Melanie Doyle. Staff Members present were: Ryan DeCamp, Code Enforcement Officer and Martha C. Velasquez, City Secretary.

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

CJ Watts called the meeting to order and welcomed everyone.

Today is CJ Watts' last day on the board, as she will be serving as Council Member for Ward 5 effective May 10th. Ryan DeCamp thanked her for the time she served on the Planning and Zoning Board (10 years) and wished her luck with the service as Council Member, Ward 5.

2. **Approve** the minutes of December 7, 2017.

Eddie Moses made a motion seconded by Rita Moore to approve the minutes of the December 7, 2017 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 Zone Change Application by Monica L. Flores to request zone change from a (R-1) SINGLE-FAMILY ZONED DISTRICT TO A (C-1) NEIGHBORHOOD SHOPPING ZONED DISTRICT, for reasons of possible auto service and muffler shop to be located at 123 San Marcos Hwy., on a tract of land with the legal description of Bell Haven, Block 4, Lot 15, E 1/2 of Lot 14 (PID 25648) Luling, Caldwell County, Texas.

Ryan DeCamp stated that this had gone before the Planning and Zoning and then went before the City Council and the City Council has sent it back to the Planning and Zoning for review. He stated that he had sent out 16 letter and didn't receive but 1 which was the Light of the World. He stated that last time there had been opposition of this from neighbors but had not received anything this time around.

Monica Flores stated that she would like to put a mechanic shop and muffler shop at 123 San Marcos. Council Member Eddie Moses if this was going to be an auto shop and muffler shop, he wanted to know if the vehicles would be left for a while to fix or if this was going to be a place where vehicles would be in and out. Monica stated that everything that was part of an auto shop like fixing tires, transmission and everything else. She stated that her husband would be the one running the shop.

Rita Moore and Eddie Moses stated that this was a congested area and that there would be concerns of vehicles pulling out on a busy highway and that the overflow of vehicles was a concern.

B. Close Public Hearing.

The Public Hearing was closed.

- 5. Consider and recommendation** to City Council regarding a Zone Change Application from Monica L. Flores to request zone change from a (R-1) SINGLE-FAMILY ZONED DISTRICT TO A (C-1) NEIGHBORHOOD SHOPPING ZONED DISTRICT, for reasons of possible auto service and muffler shop to be located at 123 San Marcos Hwy., on a tract of land with the legal description of Bell Haven, Block 4, Lot 15, E 1/2 of Lot 14 (PID 25648) Luling, Caldwell County, Texas.

Eddie Moses made a motion seconded by Rita Moore to deny the recommendation to City Council request regarding a Zone Change Application from Monica L. Flores to request zone change from a (R-1) SINGLE-FAMILY ZONED DISTRICT TO A (C-1) NEIGHBORHOOD SHOPPING ZONED DISTRICT, for reasons of possible auto service and muffler shop to be located at 123 San Marcos Hwy., on a tract of land with the legal description of Bell Haven, Block 4, Lot 15, E 1/2 of Lot 14 (PID 25648) Luling, Caldwell County, Texas. The motion carried with all members present voting unanimously to deny the request.

6. Adjournment

There was no other business and the meeting was adjourned at 9:14 a.m.

Approved: _____

CJ Watts, Chairperson
City of Luling

Martha C. Velasquez
City Secretary