

§STATE OF TEXAS  
§SCALDWELL COUNTY  
§CITY OF LULING

**THE CITY COUNCIL OF THE CITY OF LULING, MET IN REGULAR SESSIONS ON THURSDAY, JANUARY 14, 2021 AT 6:00 P.M. IN CITY HALL, 509 EAST CROCKETT STREET.**

The following members were present:

Mike Hendricks	Mayor
Jackie Campbell	Council Member
Melanie Doyle	Council Member
Wayne Tresner	Council Member
Raymond McGlothlin	Council Member
C. J. Watts	Council Member

Staff Members present:

Mark Mayo	City Manager
Martha Velasquez	City Secretary
James Rougeou	Finance Director
William Sala	Police Chief
Liz Mundine	Asst. Finance Director
Ryan DeCamp	Code Enforcement

**1. Call Meeting to Order.**

Mayor Hendricks called the meeting to order and welcomed all the visitors.

Dennis Toungate led us in a word of prayer, followed by the Pledge of Allegiance to the USA flag and then the Texas flag.

- 2. Consent Agenda-** *All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public view.*
- a. Approval of Minutes of the December 10, 2020 regular City Council meeting and Minutes of the December 29, 2020 Special Called Meeting.**
- b. Consider/Approval of Accounts Payable.**

Council Member CJ Watts made a motion seconded by Council Member Jackie Campbell approving the Consent Agenda. The motion carried with all members present voting unanimously in favor of the motion.

**3. Citizen Comment Period with City Council.**

*Any person with business before the City Council, not scheduled on the agenda, may speak to the Council. No formal action can be taken on these items at this meeting. Comments will be limited to three (3) to five (5) minutes per person.*

There were no citizen comments at this time. James Montgomery chooses to speak at the next council agenda.

- 4. Consider/action a recommendation from Planning and Zoning regarding a Zone Change Application by PHX15 LLC., requesting that a currently zoned (R-1) Single-Family Residential Zoned District be changed to a (C-2) General Commercial District for a future possible use as a restaurant. The property is located at 105 S. Cedar Ave., on a tract of land**

**with the legal description of A018 Morris, Spencer, Acres .567 (PID 23943) Luling, Caldwell County, Texas.**

Ryan DeCamp stated that at the Planning and Zoning Meeting they had gone over this agenda item, they are interested in doing something at this location either a restaurant or a bed and breakfast. Ryan stated that at the time of the Planning and Zoning meeting he did not have any one against or in favor of this project. The Planning and Zoning committee did approve this request and recommended it for the City Council's approval.

James Montgomery stated that he had property within the 200 feet around; he stated that he is not opposed to have a restaurant there, but he doesn't see where there would be any room for parking. James stated that he doesn't see how there could be approval of a property without knowing how much they were going to have for parking.

Roxanna Cardenas stated that they owned the house next to this property; she stated that they oppose it because it is right behind her house. She stated that there is no privacy; there is no room for parking. Roxanna stated that they have sewer problems over there in that part of the town; she stated it would be more issues like rodents.

Mr. Ramsey and Nicole Al-Rashid stated that they own PHX15 LLC and that they have the property right next to this property being Azucena's under contract. They're intention is to have that part as parking lot. He stated that he understand that there are requirements for the parking. Nicole stated that they are being mindful and are looking at a nice farm to table restaurant for a nice dinner and cocktails, so that citizens do not have to travel out of town we can have that here in Luling and keep the revenues here in Luling.

Council Member Wayne Tresner stated that he had driven by the area and that he couldn't see how parking was going to be available in this area.

Council Member CJ Watts stated that this restaurant was going to a farm to table so this was going to be a different concept from Blake's, where they have a lot of tables. This property is only going to have a few tables.

Following discussion, Council Member Jackie Campbell made a motion seconded by Council Member Wayne Tresner approving the recommendation from Planning and Zoning regarding a Zone Change Application by PHX15 LLC., requesting that a currently zoned (R-1) Single-Family Residential Zoned District be changed to a (C-2) General Commercial District for a future possible use as a restaurant. The property is located at 105 S. Cedar Ave., on a tract of land with the legal description of A018 Morris, Spencer, Acres .567 (PID 23943) Luling, Caldwell County, Texas with the contingency that they obtain and purchase the adjacent property for the parking area. The motion carried with all members present voting unanimously in favor of the motion.

**5. Consider/action approving a Resolution authorizing City of Luling Officials to apply and execute documents related to said application assistance under the rules and regulations of the U.S. Department of Commerce, Economic Development Administration (EDA) under the Public Works and Economic Adjustment Assistance Program.**

City Manager Mark Mayo stated that we are applying for another EDA grant, this one is for the Industrial Park north of town and it basically it is for improvements for highway infrastructure, water and sewer at our Northside Industrial Park, and if there is enough money to extend the gas line from the back of property to the front of the property.

Council Member CJ Watts made a motion seconded by Council Member Jackie Campbell approving the Resolution authorizing City of Luling Officials to apply and execute documents related to said application assistance under the rules and regulations of the U.S. Department of Commerce, Economic Development Administration (EDA) under the Public Works and Economic Adjustment Assistance Program. The motion carried with all members present voting unanimously in favor of the motion.

**6. Consider/action approving assistance for the City of Luling organization events.**

Mark Mayo stated that every year in January we approve the assistance for the City of Luling organization events. Mark stated that we don't know if they will be able to have any of these events because of the Governor Order and County Order, but we could approve this if the County and Governor allow us to have these events.

Council Member Wayne Tresner made a motion seconded by Council Member Ray McGlothlin that we approve the assistance for the City of Luling organization events in the event that we are allowed by the County and Governor to hold these events, The motion carried with all members present voting unanimously in favor of the motion.

**7. Consider/action scheduling budget workshops and public hearings.**

Elizabeth Mundine stated that it is that time to schedule workshops, they are scheduling appointments with department heads to go over their budgets and then bring it before the Council for comments.

Liz recommended Tuesday, February 9<sup>th</sup> and Wednesday, February 24<sup>th</sup> be the workshop session and March 11<sup>th</sup> be the public hearing before the Council Meeting, they are looking at 4 p.m. For both workshops,

Council Member CJ Watts made a motion seconded by Council Member Melanie Doyle scheduling the budget workshops for Tuesday, February 9<sup>th</sup> and Wednesday, February 24<sup>th</sup> at 4 p.m. And Public Hearing on March 11<sup>th</sup> at 6 p.m. The motion carried with all members present voting unanimously in favor of the motion.

**8. Police Department Monthly Activity Report.**

There were no comments for or from the Police Chief.

**9. Adjourn.**

There were no other business and the meeting was adjourned.

Approved: \_\_\_\_\_

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Mike Hendricks, Mayor  
City of Luling

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Martha C. Velasquez  
City Secretary