

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, December 10, 2015, at 9:00 a.m. to consider the following items: Those present were: Ginger Robbins, Todd French, Karen Cochran and Billy Roberts.

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

Karen Cochran called the meeting to order and welcomed all the visitors.

2. **Approve** the minutes of November 12, 2015.

Todd French made a motion seconded by Billy Roberts to approve the minutes of November 12, 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: 990 N. Hackberry St. Luling, TX 78648 with a property ID of 25486 and a legal description of BURKHEAD ADDN., ACRES .14. 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 stated that 4 letters had been sent out and that he had received all the green receipts back, and they had been signed. Ryan stated that utility services had been closed since 2013. And that he hadn't received any calls about this property.

- 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: : 990 N. Hackberry St. Luling, TX 78648 with a property ID of 25486 and a legal description of BURKHEAD ADDN., ACRES .14. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Following discussion, Billy Roberts made a motion seconded by Todd French to have the property demolished. They have 30 days to pull a permit and 90 days from the date the permit was pulled to demolish the unsafe structure located at 990 N. Hackberry St. Luling, TX 78648 with a property ID of 25486 and a legal description of BURKHEAD ADDN., Acres .14. 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: 1407 Cummings St. Luling, TX 78648, with a property ID of 26122 and a legal description of REEVES, C.F., LOT 7, 8, 23, 24, PT 9, 22, BLOCK 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. Mary Ellen L. Deflorian addressed the Board and stated that they were going to demolish the structure. They are asking for additional time.

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: 1407 Cummings St. Luling, TX 78648, with a property ID of 26122 and a legal description of REEVES, C.F., LOT 7, 8, 23, 24, PT 9, 22, BLOCK 2. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Following discussion Todd French made a motion seconded by Billy Roberts to demolish the unsafe structure located at 1407 Cumming Street. They are giving them 30 days to pull the permit and 90 days from the date the permit was pulled to demolish the unsafe structure located at 1407 Cummings St., Luling, TX 78648, with a property ID of 26122 and a legal description of REEVES, C.F., LOT 7, 8, 23 24, PT 9, 22, Block 2. 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.)

There were 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: 1076 N. Hackberry Ave. Luling, TX 78648 with a property ID of 35888 and a legal description of A27, ISAAC WELDON, BURKHEAD ADDN ACRES .48. 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 told the Committee that Maggie Q. Lawton called him and she wants to demolish the unsafe structure.

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: 1076 N. Hackberry Ave. Luling, TX 78648 with a property ID of 35888 and a legal description of A27, ISAAC WELDON, BURKHEAD ADDN ACRES .48. The request is in reference to City of Luling Code of Ordinances section 22-48 and section 22-49.

Following discussion, Todd French made a motion seconded by Ginger Robbins to give them 30 days to pull a demolition permit and 90 days from the date the permit was pulled to demolish the unsafe structure located at 1076 N. Hackberry Ave. Luling, TX. 78648 with a property ID of 35888 and a legal description of A27, ISAAC WELDON, BURKHEAD ADDN ACRES .48. 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.)

Karen Cochran read the Public Comment Statement of Rules for Proceedings and asked if anyone had any comments. 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: 107 Cosey St. Luling, TX 78648with a property ID of 25689 and a legal description of BRIDGES, BLOCK 3,

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. Ryan DeCamp stated that he had received a letter from Annie Jones and that the letter stated that the family had decided to move forward and that it was time to demolish house.

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: 107 Cosey St. Luling, TX 78648 with a property ID of 25689 and a legal description of BRIDGES, BLOCK 3, LOT PT 1, 2. 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 Billy Roberts to give them 30 days to pull a demolition permit and 90 days from the date the demolition permit was pulled to demolish the unsafe structure located at 107 W. Cosey St., Luling, TX 78648 with a property ID of 25689 and a legal description of BRIDGES, BLOCK 3, LOT PT.1,2. The motion carried with all members present voting unanimously in favor of the motion.

15. Adjournment

There was no further comments and the meeting was adjourned at 9:36 a.m.

Approved: _____

Karen Cochran, Chairperson
City of Luling

Martha C. Velasquez
City Secretary