

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 9, 2015, at 9:00 a.m. to consider the following items: Those present were: Rita Moore, CJ Watts, Raymond McGlothlin, Eddie Moses, and Ada Johnson (via telephone). City staff were Ryan DeCamp and Martha C. Velasquez.

1. Call to order: Welcome all present.

Ryan DeCamp opened the meeting at 9:03 a.m. and turned meeting over to CJ Watts, who welcomed all the visitors.

2. Approve the minutes of January 29, 2015.

Eddie Moses made a motion seconded by Rita Moore to approve the minutes of the January 29, 2015 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.)

Patricia Gonzales stated that she opposed the Zone Change, she stated that she fears that traffic would be heavier on Wilson Street and asked if the "Slow Children at Play" sign would be taken down. Patricia Gonzales stated that her property value has gone down, and she fears that it will continue to go down. Patricia stated that the fence at Luling Chevrolet is up to her property and that it is leaning into her property and they have not fixed it. She stated that she believes that if they aren't fixing what they have now, that they won't be able to fix other problems that come up if they have more property.

PJ McCafferty, with Luling Chevrolet stated that they want to be good neighbors, and that the back fence is closed and they never open it. He stated that they will have a privacy fence, and that the property will be used for parking lot at this time and that later on he plans on using it for used car office.

Ryan DeCamp stated that there were 21 notices sent out and 1 letter opposing and another person came in and opposed it.

4. A. Public Hearing regarding a Zone Change application from P. J. McCafferty for expansion of adjoining businesses in a (R-1) Single-Family Residential District to be changed to a (C-2) General Commercial District within the City of Luling. The legal description of the tracts of land is A018 Morris, Spencer, Acres .24, with the addresses of 1105 Wilson St., and 1109 Wilson St., Luling, Texas, property identifications of 23913 and 23912.

B. Close Public Hearing.

There were no other comments and the Public Hearing was closed.

5. **Consider and recommendation** to City Council regarding a Zone Change application from P. J. McCafferty for expansion of adjoining businesses in a (R-1) Single-Family Residential District to be changed to a (C-2) General Commercial District within the City of Luling. The legal description of the tracts of land is A018 Morris, Spencer, Acres .24, with the addresses of 1105 Wilson St., and 1109 Wilson St., Luling, Texas, property identifications of 23913 and 23912.

C.J. Watts made a motion seconded by Eddie Moses to approve the Zone Change application from P.J. McCafferty expansion of adjoining business in a (R-1) Single-Family Residential District to be changed to a (C-2) General Commercial District within the City of Luling. The legal description of the tracts of land is A018 Morris, Spencer, Acres .24, with the addresses of 1105 Wilson St., and 1109 Wilson St., Luling, Texas, property identifications of 23913 and 23912. The motion carried with everyone voting unanimously in favor of the motion.

6. Adjournment

There was no other business and the meeting was adjourned at 9:19 a.m.

Approved:_____

CJ Watts, Chairperson
City of Luling

Martha C. Velasquez
City Secretary