

# 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, June 13, 2019, at 9:00 a.m. to consider the following items: Members present included Karen Cochran, Chairperson, Ginger Robbins, Edel Garza, Billy Roberts and George Grantham. Staff members present included: Ryan DeCamp and Martha Velasquez.

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

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

2. **Approve** the minutes of May 09, 2019.

Ginger Robbins made a motion seconded by Edel Garza approving the minutes of the May 9, 2019 Board of Adjustment 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 Appendix B – Zoning, Article III – Administrative and Enforcement Provisions, Section 9.01 – Members; officers; terms of office; meetings. To request George Grantham serve as a regular member as well as an alternate member to the Zoning Board of Adjustments.

Ryan DeCamp stated that this is to add George Grantham as an alternate member to the Zoning Board of Adjustments. Ryan explained to the Board that this is going before the City Council tonight so it can be approved.

**B. Close Public Hearing.**

Close Public Hearing.

5. **Consider and determine** regarding Appendix B – Zoning, Article III – Administrative and Enforcement Provisions, Section 9.01 – Members; officers; terms of office; meetings. To request George Grantham serve as a regular member as well as an alternate member to the Zoning Board of Adjustments.

Everyone present at the Planning and Zoning were in favor of Mr. Grantham serving as alternate member for not less than two years the Zoning Board of Adjustments pending the approval of the City Council.

6. A. **Public Hearing** regarding a variance request application by Weston Selman to request a variance on a (R-1) Single-Family Residential Dwelling District, to request to subdivide the property into 2 lots that have less than the minimum of 60 feet frontage and to build on a lot that has less than the minimum lot size of 60 feet. The property

in question is located at E. Newton St., Luling, TX 78648, on a tract of land with the legal description of Josey's North, Block 7, Lot Pt 3, TR G (PID: 25948) Luling, Caldwell County, Texas.

Ryan DeCamp stated that he sent out a total of 23 notices for the 200 ft. mail outs. He has received 13 back and has not received the other 10 back. Ryan stated that he received two oppositions, but he said the reason was because they didn't want their property value going up.

Mr. Selman stated that he would like to subdivide the property into 2 lots that have less than the minimum of 60 feet frontage and to build on a lot that has less than the minimum lot size of 60 feet. He would like to build on the property to sell or rent once he finishes building the properties.

Edel Garza stated that anytime someone ones to bring an improvement to the area and build homes he is for them doing improvements.

### **B. Close Public Hearing.**

Closed Public Hearing.

**7. Consider and determine** a variance request application by Weston Selman to request a variance on a (R-1) Single-Family Residential Dwelling District, to request to subdivide the property into 2 lots that have less than the minimum of 60 feet frontage and to build on a lot that has less than the minimum lot size of 60 feet. The property in question is located at E. Newton St., Luling, TX 78648, on a tract of land with the legal description of Josey's North, Block 7, Lot Pt 3, TR G (PID: 25948) Luling, Caldwell County, Texas.

Edel Garza made a motion seconded by Billy Roberts to approve a variance request by Weston Selman on a (r-1) Single-Family Residential Dwelling District, to request to subdivide the property into 2 lots that have less than the minimum of 60 feet frontage and to build on a lot that has less than the minimum lot size of 60 feet. The property in question is located at E. Newton St., Luling, Texas 78648, on a tract of land with the legal description of Josey's North, Block 7, Lot Pt. 3, TR G (PID: 25948) Luling, Caldwell County, Texas. The motion carried with all members present voting unanimously in favor of the motion.

### **8. Adjournment.**

There was no other business and the meeting was adjourned.

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

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Karen Cochran, Chairperson  
City of Luling

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Martha C. Velasquez  
City Secretary