

**CITY OF LULING
509 E. CROCKETT ST.
LULING, TEXAS 78648**

(830) 875-2481

FAX (830) 875-2038

Date: October 21, 2025

To: All Property Owners within 500' of the Ladera Planned Development District
From: Ryan DeCamp, Planning Coordinator

Ranch Road Ladera, LLC has requested to amend the zoning for the Ladera Planned Development District, to allow residential dwellings with no garages not to exceed 25% of total homes platted, and the reduction of the minimum house square footage from 1,200 square feet to 1,000 square feet with a legal description of A102 FLOYD, ADOLPHIN, 116.411 ACRES (PID: MULTIPLE), Luling, Caldwell County, Texas.

Planning and Zoning Commission shall review the Planned Development District request in accordance with City of Luling, Zoning Ordinance as follows:

Section 10.03. - Authority to amend ordinance

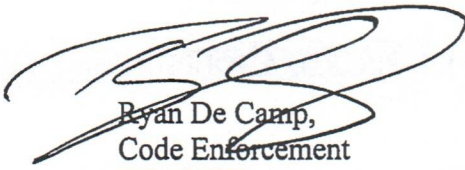
The City Council may from time to time, after receiving a final report thereon by the Planning and Zoning Commission and after public hearings required by law, amend, supplement, or change the regulations herein provided or the boundaries of the zoning districts specified on the Zoning Map. Any Ordinance regulations or Zoning District boundary amendment may be ordered for consideration by the City Council, be initiated the Planning and Zoning Commission, or be requested by the owner of real property, or the authorized representative of an owner of real property.

Consideration for a change in any district boundary line or special zoning regulation may be initiated only with written consent of the property owner, or by the Planning and Zoning Commission or City Council on its own motion when it finds that public benefit will be derived from consideration of such matter. In the event the ownership stated on an application and that shown on the City records are different, the applicant shall submit proof of ownership.

No person who owes delinquent taxes, delinquent paving assessments, impact fees, or any other delinquent debts or obligations to the City of Luling, and which are directly attributable to a piece of property requested for zoning shall be allowed to submit a zoning request until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment such debts or obligations. It shall be the applicant's responsibility to provide evidence or proof that the taxes have been paid.

Under the Zoning Ordinance, all property owners within five hundred (500) feet of a Planned Development District shall be notified of the Public Hearing to be held before the Planning and Zoning Commission at its meeting at 9:00 a.m. Thursday, November 6, 2025; and the Public Hearing before City Council at its meeting on November 13, 2025 at 6:00 p.m. The locator map is enclosed for identification of the property requesting the amendment so that you may have the opportunity to present testimony either in support or opposition to the granting of such amendment. You may do so by notifying the City Secretary, in writing, 509 E. Crockett Street, Luling, Texas, 78648, prior to the Public Hearing or you may appear in person to voice your opinion.

Sincerely,

A handwritten signature in black ink, appearing to read 'RD Camp', is written over the typed name and title.

Ryan De Camp,
Code Enforcement
P&Z 11062025



PHASE 2 ZONING AMENDMENT
 PDD LADERA
 500 FEET MAP AREA
 P&Z 11062025

Printed by City of Luling
 Date Printed: 10/6/2025 4:08 PM

Legend		

