

**SPECIAL MEETING CALDWELL COUNTY  
MEETING MINUTES**



July 7, 2011 7:00 p.m

**TOM D. BONN** County Judge  
**CAROL HOLCOMB** County Clerk

**JOHN P. CYRIER** Commissioner Pct 1  
**FRED F. BUCHHOLTZ** Commissioner Pct 2  
**NETO MADRIGAL** Commissioner Pct 3  
**JOE IVAN ROLAND** Commissioner Pct 4

**Call Meeting to order.  
7:15 p.m.**

**Commissioner Cyrier, Commissioner Buchholtz and Commissioner Madrigal are present at the start of meeting.**

Commissioner Madrigal opened the meeting by leading those present in the Pledge to the United States and Texas Flags.

Commissioner Buchholtz begins by explaining the highlighted areas are proposed removals and the underlined areas are words or phrases that he would like to have added. Barbara Decker refers to a former Commissioners Court Meeting when it was agreed that any revisions to the ordinance could be made more lenient but not added to. Allan Early refers to the phrase "From, But not limited to the following Texas Statutes:" Grant Rostig and Commissioner Madrigal also would like it to be removed.

Grant Rostig says that he would like to see section 1.0, items A & B, all bullets removed. Commissioner Buchholtz reviews letter (C) explaining revisions. Susan Stewart requests an updated copy of revision. Linda Hinkle is concerned about section C, number 1. Minimum width of frontage on approved public or private roads. There are 4 bullets that are discussed A, B, C, and D. All were discussed and Linda Hinkle is especially concerned with paragraph D. Jason Roberts addresses the court concerning section C, 1, letter A, Land over 10 acres in area shall have minimum of sixty (60') feet. When asked, Ron Heggemeier does clarify that the county cannot regulate if over 10 acres. Lesley Lawson asks Mr. Heggemeier to explain "taking impact analysis". He explains. Susan Stewart addresses the court concerning section C number 2, and is adamant to tell the court that she will not be donating any of her land. Susan Stewart also feels that it is in the owner's best interest to maintain their own private road. Herb Decker feels that the original document was flawed in the beginning and feels that Commissioner Buchholtz has made it worse. He is concerned that the County Commissioners are not looking out for the citizen's best interest. Grant Rostig comments on C) and the improvements on private roads. He stated that if it is a private road and if someone buys on it, they should be aware of when the purchase is made. Jason Roberts is concerned with #3, pg 2, He would like to see the word "private" removed from the sentence.

Grant Rostig voices concerns about #6, pg 2, concerning Floodplain Zone, information item a,b, and c. These items have no changes and are not being considered for revision.

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Linda Hinkle is concerned that the ordinance will put too many restrictions on land owners and make it too expensive if they choose to sell. She voices concern about private land owners being controlled by ordinance rules that they may be denying people reasonable use of their property. Larry Sellers speaks about C, #9 pg 2/3. Where and how to post a permit? Susan Modrall expresses that the driveways are expected to be better than some county roads!

Grant Rostig is upset about #14, pg 3 stating that the foundation on all manufactured homes must be closed in. He states that this should be a choice of the owner. Gant Rostig also states that section D should not be added since the agreement was to make less stringent, not to add. Linda Hinkle asks about "D", pg 3. Who is the "County Development Coordinator"? Mr. Heggemeier explains the control of this position, but at this moment this has not been created. Linda Hinkle asks who the County Engineer is? Bill Gardner has offered an amount of time at no charge to the county. Jason Roberts gives some information on other Counties and some suggestions that Caldwell County might be able to adopt.

Tracy Forrester asks about the definition of a developer. She is concerned with 2.4 pg 4 and pg 5, (F). She is concerned with the wording and does not want to be considered a developer if land owners choose to sell their land. Commissioner Madrigal states that the Commissioners are not trying to get anyone. Commissioner Buchholtz and the Court are working to protect the citizens of Caldwell County.

Herb Decker asks for a consistent number of years for the splits of tracts of land. He states some rules say 4 and some are 5. Commissioner Buchholtz assures him that he is working on a consistency.

Motion made by Commissioner Buchholtz, seconded by Commissioner Madrigal to Adjourn.  
Meeting Adjourned.