

**Regular Meeting – Giddings Board of Adjustment  
Wednesday, June 12, 2024**

**1. Call to Order**

The meeting was called to order by Board Chairman Doug Thielemann at 12:02 p.m. with the following present:  
Present: Board Members Doug Thielemann, Curtis Krause, Gary Spivey, Felton Greer, Kelly Reat, Gregory Strickland,  
Staff Present: Mayor Joel Lopez, City Secretary Andrea Ray, Code Enforcement Officer Eric Cupit,  
GEDC President David Stedman.

**2. Discuss and take possible act upon appointments of Board Chairperson and Vice Chairperson.**

A motion was made by Board of Adjustment Member Doug Thielemann and seconded by Board of Adjustment Member to approve appointments of Board Chairperson Kelly Reat and Vice Chairperson Curtis Krause.

Motion carried by the following vote:

Ayes: Board Members: Doug Thielemann, Gary Spivey, Felton Greer

Nays: None

**3. Consider approval of minutes from meeting held on Wednesday, June 7, 2023.**

A motion was made by Board of Adjustment Member Curtis Krause and seconded by Board of Adjustment Member Doug Thielemann to approve the minutes from the meeting held on Wednesday, June 7, 2023.

Motion carried by the following vote:

Ayes: Board Members Doug Thielemann, Curtis Krause, Gary Spivey, Felton Greer

Nays: None

**4. Discussion and take possible action on a Setback Ordinance Appeal by Debbie Ahlhorn requesting the City of Giddings to allow Ms. Ahlhorn to build an assisted Living Facility inside of the 15-foot side setbacks. Ms. Ahlhorn is requesting to move the side setback to 5 feet at 713 E. Calvert Street.**

Code Enforcement Officer Eric Cupit presented this agenda item the Board of Adjustments. Ms. Debbie Ahlhorn is appealing the setback ordinance. Ms. Ahlhorn is requesting the City of Giddings to allow a 15-foot side setback for an assisted Living Facility to move to a 5-foot side setback at 713 E. Calvert Street. Code Enforcement Officer Eric Cupit stated he sent put the required letters of 100ft to surrounding neighbors and received three objections letters from residents. General Commercial is 15-feet for the side set back front and back are 25-feet per the City of Giddings Ordinance.

Ms. Debbie Ahlhorn was asked to speak at this time. Ms. Ahlhorn stated at the address of 713 E. Calvert Street, I would like to place a 16-bed assisted living facility. I am requesting to have both sides of the building within the 5-foot set back. This is needed to accomplish the floor plan for the building. The front and back area do not need the 5-foot set-back is just sides of the building. The front of building will face Chambers Street. With the State of Texas regulations I have to follow, this will allow all the rooms to meet the standards.

The citizens are now allowed to speak for three minutes on the objective for the 5 feet set back request from Ms. Debbie Ahlhorn. The citizens are in the order by the sign in sheet for the Board of Adjustments Meeting. Shirley Alexander stated our concern is if moved out further, the fire safety would be a problem. Additional traffic in the neighbor is a concern. The trash dumpster will be next us, I do not want to hear a trash truck dumping dumpsters in the early morning. The delivery trucks would be coming and going. In the area has a problem with drainage, we have flooding in the street and curbs.

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Susan Kern is next to speak for citizens she has a statement she read “just because Debbie wants a bigger facility there shouldn’t be exceptions to the rules that negatively affect neighborhoods.” Susan stated she agrees with everything that Shirley said. Randy Jennigs owns the property on Orange St. all the water drainage goes to my house, the driveway is half covered with rain water we have contacted the city and the state on this problem they have done anything to fix this drainage with the water. With placing this 16-bed facility with all the concrete needed where does the water go, it goes to my property. I would hope you would consider the drainage problem and not let this happen. Sabrina Moore stated I live directly across the street from where the 16-bed assisted living facility would like to be placed. My issue is the fire concern, the drainage problem because the alley stays under water. Increase traffic would be a problem for the children that live in area. The parking will be very limited in this neighborhood. This will increase to parking on the street and then they would park in front of my home. The chain linked fence around the property would put it at the boulder’s limit. The chain-link fence will not enhance the look of the property. Luara Walkey Susan Kern is my mother she just purchased the new house. One issue is the parking. Where are visitors going to park? Can the first responders get to where they need to go. I don’t think the facility should go right there on that property. This will affect the whole neighborhood.

Ms. Debbie Ahlhorn spoke to the citizens about their concerns. She tried to reassure all of them the building will have good aesthetics and will fit into the neighborhood. The parking will not be a problem, in front of the building will be a circle drive. Parking for employees will be in the back of building. At this time, the 30-minute time limit was called by the Chairman Kelley Reat. The concerns of the citizens were not compliable with set-back regulations.

Board of Adjustments went into discussion about the setbacks. Board of Adjustment Member Gary Spivey stated this would be a concern because it would open the door for other property owners down the road. Code Enforcement Officer Eric Cupit reassured him that this is only for the property at 713 E. Calvert Street. Board of Adjustment Member Doug Thielemann asked if the building was built without waving these adjustments then Ms. Ahlhorn could build this facility without this hearing, we don’t have to worry about the flooding, trash and all the complaints heard here today. These don’t comply with the set-back which is what we are here for today. Chairman Board of Adjustment Chairman Kelly Reat asked do we have specific plan on where the facility, is going to be placed? Code Enforcement Officer Eric Cupit all we have received is a rough draft that Ms. Ahlhorn has provided. Board of Adjustment Chairman Kelly Reat asked would the building block the view from the far-right intersection driving on Chambers Street to Calvert Street. Code Enforcement Officer Eric Cupit stated the building would be far enough back not to block the intersection. Board of Adjustment Member Doug Thielemann asked if Ms. Ahlhorn was to back of this deal, does the appeal stay with the property? Code Enforcement Officer Eric Cupit stated no the new owners would have go through the same process.

A motion was made by Board of Adjustment Member Felton Greer and seconded by Gary Spivey Board of Adjustment Member for the Setback Ordinance Appeal for the side setback to 5 feet at 713 E. Calvert Street.

Motion carried by the following vote:  
Ayes: Board Members: Kelly Reat, Doug Thielemann, Gary Spivey, Felton Greer  
Nays: Curtis Krause

**Adjournment:** The meeting was adjourned by ~~Chairman~~ Kelly Reat at 12:44 p.m. on Wednesday June 12, 2024.

ATTEST   
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Andrea Ray, City Secretary

   
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Kelly Reat, Board Chairman