

Regular Meeting – Giddings Board of Adjustment
Friday, August 15, 2025

1. Call to Order

The meeting was called to order by Board Chairman Kelly Reat at 12:02 p.m. with the following present:
Present: Board Members Curtis Krause, Gary Spivey, Felton Greer, Kelly Reat, Hesston Christiansen.

Staff Present: Interim City Manager Heather Garner, City Secretary Andrea Ray, Code Enforcement Officer Eric Cupit.

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

A motion was made by Board of Adjustment Member Gary Spivey and seconded by Board of Adjustment Member Felton Greer to approve appointments of Board Chairperson Kelly Reat and Vice Chairperson Curtis Krause.

Motion carried by the following vote:

Ayes: Board Members: Gary Spivey, Felton Greer, Hesston Christiansen

Nays: None

3. Consider approval of minutes from meeting held on Tuesday, March 25, 2025.

A motion was made by Board of Adjustment Vice Chairperson Curtis Krause and seconded by Board of Adjustment Member Gary Spivey to approve the minutes from the meeting held on Tuesday, March 25, 2025.

Motion carried by the following vote:

Ayes: Board Members Curtis Krause, Gary Spivey, Felton Greer, Hesston Christiansen

Nays: None

4. Hold a public hearing and consider a variance request filed by Dime Box Distillery for property located at 265 W. Austin Street for the following:

- a. Section 14.02.497(3)(J) to allow a freestanding sign in the CBD District. The Code does not allow for freestanding signs in the CBD District.
- b. Section 14.02.498(a)(10) to allow an electric off premise sign. The Code prohibits animated and commercial electronic variable off premise signs.

1. Board Chairman Kelly Reat opened the Public Hearing @ 12:06 p.m.
2. Board Chairman Kelly Reat closed the Public Hearing @ 12:07p.m. with no wishing to speak.

Code Enforcement Officer Eric Cupit presented this agenda item the Board of Adjustments.

A variance request filed by Dime Box Distillery for property located at 265 W. Austin Street for the following:

- a. Section 14.02.497(3)(J) to allow a freestanding sign in the CBD District. The Code does not allow for freestanding signs in the CBD District.
- b. Section 14.02.498(a)(10) to allow an electric off premise sign. The Code prohibits animated and commercial electronic variable off premise signs.

Code Enforcement Officer Eric Cupit stated the owner and representative Brian Evans is here to answer any questions and to speak about the variance request for the Dime Box Distillery.

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Brian presented to the Board of Adjustments a packet of pictures and drawings where the sign will be placed and a new building for the Headquarters. During the discussion the question was asked about the 10-foot setback of the sign to place back from the right-of-way and in CBD District.

A motion was made by Board of Adjustment Vice Chairperson Curtis Krause and seconded by Board of Adjustment Member Hesston Christiansen to allow for the variance request filed by Dime Box Distillery for property located at 265 W. Austin Street for the following:

Section 14.02.497(3)(J) to allow a freestanding sign in the CBD District.

Section 14.02.498(a)(10) to allow an electric off premise sign.

Section 14.02.498 (a)(8) waive the 10-foot setback

Motion carried by the following vote:

Ayes: Board Members: Curtis Krause, Gary Spivey, Felton Greer, Hesston Christiansen

Nays:

5. Hold a public hearing and consider a variance request filed by Mark Jaehne as owner of the J-Mar Community Park LLC, located at 438 W. Lagrange Street for the following:

- a. Sections 14.02.115(d)(8) and 14.02.122 to allow a manufactured home setback encroachment inside of the required 10-foot side setback.

Code Enforcement Officer Eric Cupit presented this agenda item to the Board of Adjustments variance request filed by Mark Jaehne as owner of the J-Mar Community Park LLC, located at 438 W. Lagrange Street for the following:

- a. Sections 14.02.115(d)(8) and 14.02.122 to allow a manufactured home setback encroachment inside of the required 10-foot side setback.

1. Board Chairman Kelly Reat opened the Public Hearing @ 12:28 p.m.
2. Board Chairman Kelly Reat closed the Public Hearing @ 12:29 p.m. with no wishing to speak.

Code Enforcement Officer Eric Cupit stated the owner and representative Mark Jaehne of the J-Mar Community Park LLC, is here to answer any questions and to speak about the variance request. Mark Jaehne talked about the map and is bringing in new manufactured homes in the area of J-Mar Community Park.

A motion was made by Board of Adjustment Member Hesston Christiansen and seconded by Board of Adjustment Member Gary Spivey to allow for the variance of a 5-foot side setback for the request filed by Mark Jaehne of the J-Mar Community Park LLC, to allow the variance of Sections 14.02.115(d)(8) and 14.02.122 to allow a manufactured home setback encroachment inside of the required 10-foot side setback.

Motion carried by the following vote:

Ayes: Board Members: Curtis Krause, Gary Spivey, Felton Greer, Hesston Christiansen

Nays:

At this time Board Chairman Kelly Reat recused himself from line item #6., and Vice Chairman Curtis Krause lead the meeting.

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6. Hold a public hearing and consider a variance request filed by Kelly Reat for property located on the southwest corner of W. Houston and N. Madison St. for the following:

- a. Sections 14.02.112(d)(1) and 14.02.122 to allow a 4,750 square foot residential lot. Code requires a minimum lot size of 5,000 square feet.

Code Enforcement Officer Eric Cupit presented this agenda item to the Board of Adjustments variance request filed by Kelly Reat for property located on the southwest corner of W. Houston and N. Madison St. Kelly Reat is here to answer any questions.

1. Board Vice Chairman Curtis Krause opened the Public Hearing @ 12:52 p.m.
2. Board Vice Chairman Curtis Krause closed the Public Hearing @ 12:53 p.m. with no wishing to speak.

Kelly Reat presented to the Board of Adjustments a packet of pictures and maps and explained he would like to replat the lots as shown on the map.

A motion was made by Board of Adjustment Member Hesston Christiansen and seconded by Board of Adjustment Member Gary Spivey to allow a 4,750 square foot residential lot filed by Kelly Reat for property located on the Southwest corner of W. Houston and N. Madison St. to allow Sections 14.02.112(d)(1) and 14.02.122 to allow a 4,750 square foot residential lot. Code requires a minimum lot size of 5,000 square feet.

Motion carried by the following vote:

Ayes: Board Members: Curtis Krause, Gary Spivey, Felton Greer, Hesston Christiansen

Nays:

7. **Adjournment:** The meeting was adjourned by Vice Chairman Curtis Krause at 1:00 p.m. on Friday, August 15, 2025.

ATTEST:


Andrea Ray, City Secretary


Kelly Reat, Board Chairman

