

**NOTICE OF A JOINT PUBLIC HEARING WITH PLANNING AND ZONING AND CITY COUNCIL
NOTICE OF A MEETING OF THE PLANNING AND ZONING COMMISSION OF GOLIAD
NOTICE OF A MEETING OF THE CITY COUNCIL
CITY OF GOLIAD, TEXAS
March 9, 2022– 5:30 P.M.
152 WEST END STREET, GOLIAD, TEXAS 77963
AGENDA**

NOTICE IS HEREBY GIVEN of a Joint Public Hearing with Planning and Zoning Commission and City Council of the City of Goliad to be held March 9, 2022, at 5:30 pm located at the City Hall Council Chambers, 152 West End Street in Goliad, Texas 77963 on the item listed below. Immediately following such Joint Public Hearing, the Planning and Zoning Commission of the City of Goliad will meet, consider, deliberate and may take action on the item listed below. Immediately following such Planning and Zoning Meeting, the City Council will meet, consider, deliberate and may take action on the item listed below:

Call meetings to order for both Planning and Zoning Commission and City Council of the City of Goliad.

1. Identification of a quorum (Roll Call) – Planning and Zoning Commission
2. Identification of a quorum (Roll Call) – City Council
3. Joint Public Hearing to get input upon a request to rezone property ID 5311 NE Corner of S San Patricio and W Franklin from R-1 to C-1.
4. Planning and Zoning Commission - Discuss, consider and necessary action/recommendation regarding rezoning request to rezone property ID 5311 NE Corner of S San Patricio and W Frankli from R-1 to C-1.
5. City Council – Accept recommendation from Planning and Zoning Commission and discuss, consider and take necessary action on rezoning property ID 5311 NE Corner of S San Patricio and W Franklin from R-1 to C-1.
6. Adjournment.


Jill Shelton

I, Jill Shelton, City Administrator/City Secretary for the City of Goliad, do hereby certify that the above notice of the Regular Meeting of the City of Goliad City Council was posted at City Hall, 152 West End St. Goliad, Texas on March 4, 2022 by 5:00 p.m.

The City Council may convene into executive session on any matter related to any of the above agenda items for a purpose, such closed session is allowed under Chapter 551, Texas Government Code. This agenda is posted as required under 551.041 Texas Government Code. For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas 1-800-252-8011 or the City Secretary at 361-645-3454.

This building is wheelchair accessible. Any requests for Interpretive Services must be made 48 hours in advance of the scheduled meeting. To make arrangements please call 361-645-3454.

FOR THIS MEETING AT THE STATED LOCATION, THE PRESIDING OFFICIAL OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THAT LOCATION AND ONE OR MORE MEMBERS OF THE CITY COUNCIL MAY PARTICIPATE IN THIS MEETING REMOTELY THROUGH TELEPHONE OR VIDEOCONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO DISPLAY AND COMMUNICATION WITH EACH MEMBER WHO IS PARTICIPATING BY TELEPHONE OR VIDEOCONFERENCE CALL WILL BE MADE AVAILABLE.

NOTE: CITIZEN COMMENTS CONCERNING ITEMS NOT ON AGENDA

The agenda for each regularly scheduled meeting of the Council will include an item designated "Citizens Comments." The Citizen Comments portion of the agenda is the citizen's opportunity to make a presentation, ask a question of the City Council or otherwise be heard at the City Council meeting and will be reserved for comments concerning city related issues appearing on the meeting agenda. This portion of the agenda is reserved to provide citizens an opportunity to address the City Council on issues affecting the city and is **not intended to provide a forum for commercial, political or personal topics**. Each citizen's comments are limited to a total of three (3) minutes. Any remarks which may attack the character of employees or council members are considered to be out of order and are prohibited. The Council has the authority to protect employees and itself from annoyances by disruptive individuals during the meeting. The Mayor or a quorum of the City Council shall admonish citizen's comments that are insulting, defamatory, reflect a personal vendetta, imply malicious intent, or otherwise undermine the intent of this section. Under Sec.22.01, Tex Penal Code, it is a felony of the third degree for a person to intentionally or knowingly threaten imminent bodily injury to a public servant who is lawfully discharging an official duty, or to do so in retaliation or on account of an exercise of official power or performance of an official duty as a public servant; further, the Mayor at any time has the authority to have any person who attempts to harass, gesture, use profanity, or act in a hostile manner to be requested to leave or be escorted from the property by law enforcement. **(Tex.PC 42.05 Disrupting Meeting or Procession. (a) A person commits an offense if, with intent to prevent or disrupt a lawful meeting, procession or gathering, he obstructs or interferes with the meeting, procession or gathering by physical action or verbal utterance; (b) an offense under this section is a Class B Misdemeanor).**

TUCKERMAN GROUP
REAL ESTATE AND DEVELOPMENT

1216 E Main Street, Ste 202
Chattanooga, TN 37408
423.641-8607 Phone
www.tuckermancre.com

January 23, 2022

City of Goliad
Attn: Diana Rubio
PO Box 939
Goliad, TX 77963

RE: Rezoning of the NE Corner of S. San Patricio and W Franklin, PROPERTY ID # 5311 / Geo Identification Number:1001-274974-000002 GOLIAD SURV E BLK 1 LT 3 / Vacant Land

Dear Diana:

Per previous conversations, please find attached an application for zoning change for the parcel located at the NE Corner of S. San Patricio and W Franklin, PROPERTY ID # 5311 / Geo Identification Number:1001-274974-000002 GOLIAD SURV E BLK 1 LT 3 / Vacant Land.

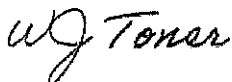
Per the Goliad CAD website, the property is currently an unaddressed parcel.

In this letter, we have included:

- the Application for Zoning Change
- our Letter of Authorization from the Seller Attorney (as we are a developer currently under contract on the property)
- a screenshot of the GoliadCAD property map as a visual reference to identify the property
- a copy of our preliminary proposed site plan (already provided to Mr. Wallace Saage)
- a check for \$250 for the application fee.

We look forward to working with you on this project.

Kindest regards,



W. Jake Toner

CITY OF GOLIAD
APPLICATION FOR ZONING CHANGE

INSTRUCTIONS: Please type or print and fill out completely. If extra space is required, please use additional sheets. Upon completion please return an originally signed copy to the City of Goliad; 152 W. End. St.; PO Box 939, Goliad, Texas 77963. Please include property plat/plan and any other relevant information. \$250 Application fee due upon submittal of application

Applicant Name: TUCKERMAN DEVELOPMENT LLC
JAKE TONER **Phone:** 803.665.362

Address: 1216 E MAIN ST, STE 202, CHATTANOOGA, TN 37408 **Email:** JAKE@TUCKERMANCRE.COM

Agent or Attorney: N/A **Phone:** _____

Address: _____ **Email:** _____

Current Zoning of Property in Question: R-1 **Proposed Zoning:** C-1

Property Description: PROPERTY ID # 5311 / Geo Identification Number: 501000004974-0060
GOLIAD SURV E BLK 1 LT 3
CURRENTLY VACANT LAND

Property Address: ADDRESS: CORNER AT THE NE CORNER OF SPAN PATRICKIO HWY & MAIN LN

Proposed Property Use: PROPOSED NEW RETAIL STORE LOCATION

Applicant Status:

Owner Trustee Corporate Designee Other (Please list relationship to owner):

Developer under contract on the property
Owner Authorization Letter attached

Applicant Signature: _____ **Date:** _____

TO BE COMPLETED BY CITY OFFICIALS:

Birthplace of Texas Ranching SM

Date of Receipt: _____ **Date of Hearing:** _____

Approved: Yes No

Certified by: _____ **Date:** _____ SM

Title: _____

OWNER AUTHORIZATION LETTER

Exhibit C

August _____, 2021

To: Whom It May Concern

Re: Owners Authorization for Permitting

To Whom It May Concern:

Please allow this letter to serve as notice that I, Charles D. Burg, Attorney at Law, am the owner(s) or authorized representative of the the owner(s) of the following described property:

Property at the southeast corner of W. Pearl St. & San Patricio in Goliad, TX
+/- 55,644 SF of commercial land
Goliad CAD Property ID: #5311 (GOLIAD SURV E BLK 1 LT 3) and #5314 (GOLIAD SURV E BLK 1 LT 4)

and furthermore, I am hereby providing our authorization for Tuckerman Development, LLC (or its agents or assigns) to act on my/our behalf to pursue required zoning, permits, or approvals for a proposed retail project at the above referenced property.

Arlington I. Patton Estate

By James A. Patton Estate

By Charles D. Burg, personal representative of the James A. Patton Estate


Signature of Owner or Authorized Representative

Charles D. Burg

Print Name

October 20, 2021

Date

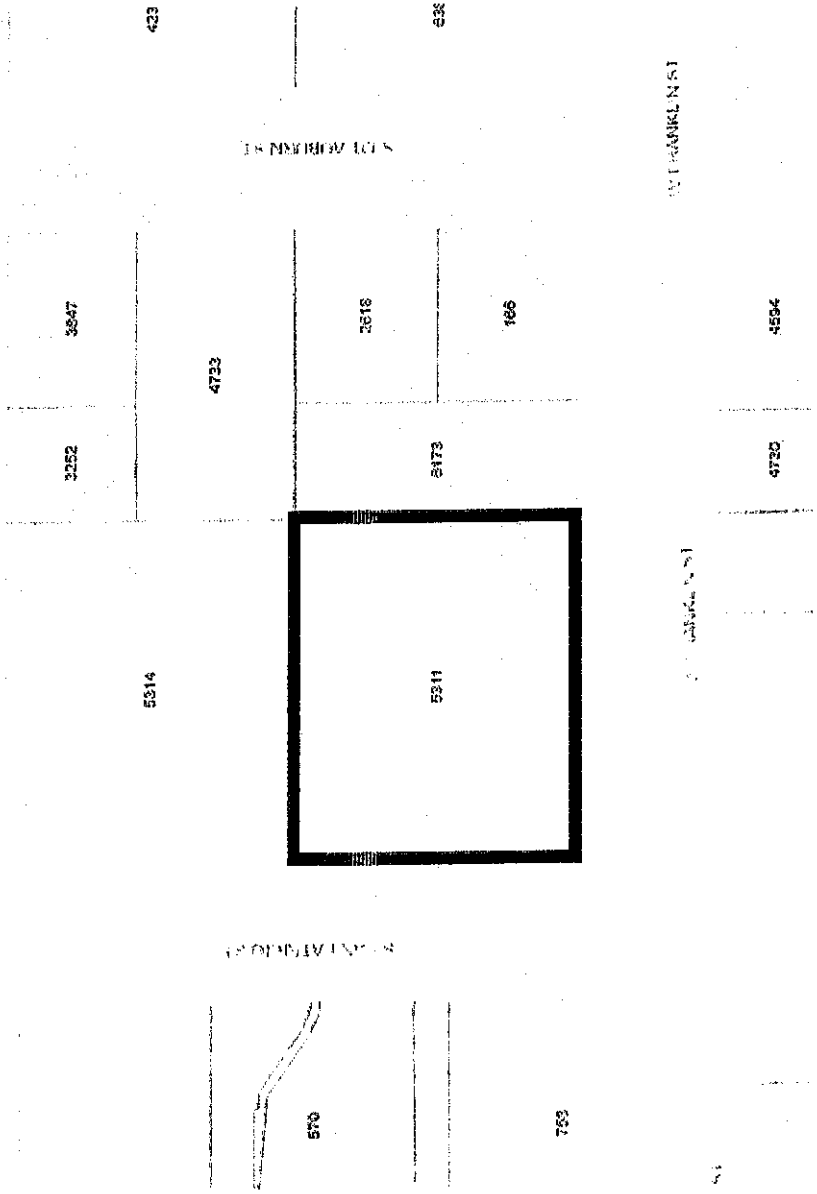
1776 So. Jackson St., suite 402

Address

Denver, CO 80210

City, State, Zip

W PEARL ST



Property to be Rezoned: PROPERTY ID # 5311 / Geo Identification Number: 1001-274974-000002 GOLIAD SURV E BLK 1 LT 3 / Vacant Land

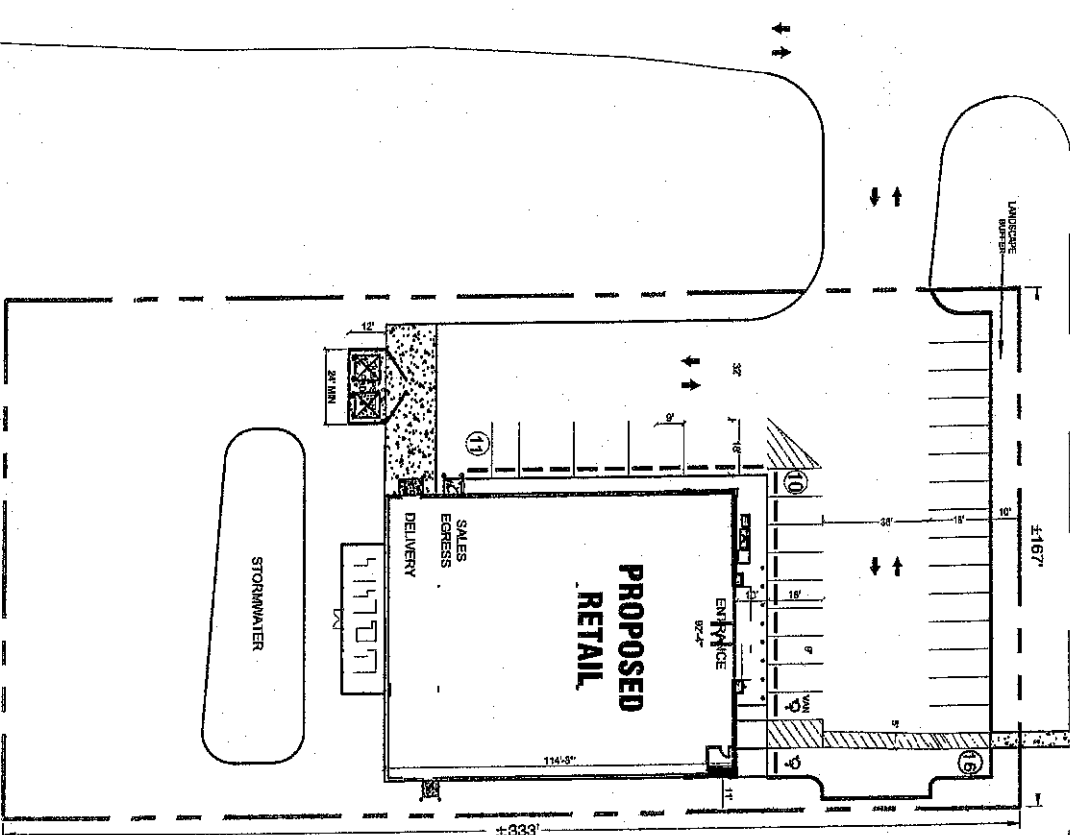
LOWE'S MARKET

FLASHING LIGHT

W. PEARL ST (aka TX 59)
2 Lanes each way / 100' ROW

RUDY'S ON THE RUN (PIZZA)

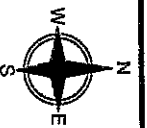
S. SAN PATRICIO ST
1 Lane each way



HIGHWAY GARAGE

TENANT APPROVAL

SCALE: NTS



TX-GOLIAD
W. Pearl St

Site Data Summary

Existing Zoning: R-1, REZONE TO C-1 COMMERCIAL

Parcel Summary:

Total Site Area: ±1.28 Ac
 Building: ±10,500 SF
 Asphalt Paving & Concrete: ±20,500 SF
 Green Area: ±27,330 SF
 Bldg. Coverage: 16.5 %
 Bldg. Coverage: 53.3 %

Parking Summary:

Required: 7 Parks
 Provided: 37 Parks
 Space Size: Required: 9x18
 Provided: 9x18
 Drive Aisle: 36'

Building Setbacks:

Front: ±89'
 Side: ±11'
 Rear: ±141'

Landscape Requirements / Notes:

Landscape Buffer & Fence along perimeter abutting all residential zones

Notes:

75% MAX LOT COVERAGE

Date Prepared: 11/29/2021

Drawn By: NEG

Prepared For:

TUCKERMAN CRE

1216 E. MAIN ST, CHATTANOOGA, TN

Jake@TuckermanCRE.com

803-665-3623

**NOTICE OF
PUBLIC HEARING**

Property ID #5311

Property Location:

**NE Corner of S. San Patricio
and W Franklin**

Notice is hereby given that the Planning and Zoning Commission and City Council will hold a public hearing for such matter at 5:30 p.m. on March 9, 2022 in Council Chambers, City Hall, 152 West End Street, Goliad Texas.

The purpose of the public hearing is to give all citizens the opportunity to speak and be heard in regard to the zoning change requested below. Information concerning this matter is available for viewing at Goliad City Hall, 152 West End Street, during the hours of 8:00 A.M. to 5 P.M., Monday through Friday. You may contact the City Secretary at 361-645-3454 or email

citysecretary@goliadtx.net.

The rezoning proposed for the property located at NE Corner of S. San Patricio and W Franklin is to change the zoning from R1 to C1.

2-24&3-3

CITY OF GOLIAD, TEXAS
361-645-3454

REC#: 00147811 2/01/2022 8:43 AM
OPER: REG TERM: 002
REF#: 1061
PAID BY:

TRAN: 10.5210 PLANNING & ZONING
TUCKERMAN DEVELOPMENT
ZONING APPLICATION FEE
PLANNING & ZONING 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-

CHANGE: 0.00

WWW.GOLIADTX.NET