

A Regular City Council Meeting

CITY OF GOLIAD

May 25<sup>th</sup>, 2022

MINUTES

The regularly scheduled Goliad City Council Meeting was held on May 25, 2022, at 6:00 PM in the Goliad City Hall, located at 152 W. End Street in Goliad, Texas. The following Council members were present or absent as recorded below:

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Mayor Brenda Moses	Present
Mayor Pro Tem Luis Rodriguez	Present
Councilwoman Lydia Flores	Present
Councilwoman Robin Alaniz	Present
Councilwoman Lorinda Rangel	Present
Councilwoman Mary Gleinser	Present (Via Zoom)

The following staff members were also present:

Kandi Hubert – City Secretary  
Earl Henning – Public Works Director  
Julia Post – Code Enforcement Officer

Mayor Moses called the meeting to order at 6:00 PM, took roll call and announced that there was a quorum present.

Councilwoman Alaniz prayed the invocation and Mayor Moses led the Pledge of Allegiance to the American and Texas Flags.

#### **Citizens Comments**

There were none

#### **PUBLIC HEARINGS**

**The Mayor opened the first Public Hearing at 6:04 pm**

- **Goliad Groundwater Conservation District (GCGCD) request for zoning change from R1 (Residential 1) to C1 (Commercial 1), 312 E. Fannin.**

Walter Saage Chairman for Goliad 's Planning and Zoning Commission appeared before the City Council and stated that the P & Z recommended approval of a zoning change from R-1 to R-2 rather

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than C-1 to preserve the character of the City and to insure only a professional office could be placed in the district.

Wilfred Korth spoke for the GCGCD and stated the Board had purchased property at 312 E. Fannin Street to enable the organization to have and own and build an office for their use. The Board agrees and would appreciate a zoning change from iR1 to R2.

There was no one to speak against the request.  
The Mayor closed the Public Hearing at 6:06 pm

**The Mayor opened the second Public Hearing at 6:06 pm**

• **Project AA (Tractor Supply) final replat to a 5-acre tract 1554 N. US 183**

Chairman of Planning and Zoning Wally Saage appeared before the City Council and stated that the Planning and Zoning Commission voted unanimously to approve the replat for Project AA, Tractor Supply.

Andy Abrameit spoke as owner of the property and explained how the property had been reconfigured to increase the acreage and be able to accommodate a large retail store – tractor supply.

Barbara Smith spoke in favor of the project

Trey Wimberly with Goliad National Bank spoke in favor of the replat and stated that any help Tractor supply needed the community was available to help.

There was no one to speak against the replat.  
The Mayor closed the Public Hearing at 6:11 pm

**The Mayor opened the third Public Hearing at 6:11 pm**

• **Lila Perez Jones request for zoning change from C1 (Commercial) to MH (Manufactured Home.)**

Chairman of Planning and Zoning Wally Saage appeared before the City Council and stated that the Planning and Zoning Commission voted unanimously to deny Ms. Jones request.

Speaking for the rezoning attorney for Ms. Jones, Sid Arismendez. Mr. Arismendez stated that Ms. Jones has a legal right to have her manufactured home on the lot north of 621 N. Jefferson. Mr. Arismendez questioned the Code enforcement officer about her actions and made allegations regarding the Planning and Zoning Boards recommendations.

Speaking against the rezoning:

- Buddy Zavesky. Mr. Zavesky stated that allowing Ms. Jones to move a manufactured home in and on to the property was against the zoning laws and a comprehensive plan that was established years ago. He also stated it would have a negative effect regarding economic growth in the City. Mr. Zavesky's daughter lives adjacent to the lot north of the lot in question

and the manufactured home, that has already been placed there, blocks his daughters view and has been prematurely, illegally and improperly located.

- Ginny Zavesky spoke against the rezoning as the lot was not zoned for manufactured homes and the one that has already been set next-door to her lot is not in compliance.
- Sid Arismendez spoke numerous times stating that his client should be allowed to put her manufactured home on her property as it was a dwelling.

The Mayor closed the Public Hearing at 6:35 pm

**The Mayor went into a called EXECUTIVE SESSION at 6:50 under the Texas Government Code Section 551.071 (Advice of Counsel) and Section 1.05 Texas Disciplinary Rules of Professional Conduct.**

**EXECUTIVE SESSION reconvened at 7:58 pm**

**Discuss, Consider, and take necessary action regarding Goliad's Groundwater Conservation District's request for rezoning from R-1 to C1 – 312 E. Fannin Street.**

Mayor Pro Tem Luis Rodriguez moved to approve the GGCD's request for rezoning however the rezoning shall be from R1 to R2. Councilwoman Alaniz seconded the motion. For: Unanimous. Motion carried 5-0.

**Discuss, Consider, and take necessary action regarding on an amendment to and partial release of utility easement regarding River Oaks Partners and the "Texonian Property".**

Councilwoman Alaniz moved to approve the amendment to and partial release of the utility easement regarding River Oaks Partners and the "Texonian Property". The motion was seconded by Councilwoman Rangel. For: Unanimous Motion carried 5-0.

**Discuss, Consider, and take necessary action regarding to approve Project AA's (Tractor Supply) Final Replat.**

Councilwoman Alaniz moved to approve the final replat for River Oaks (Tractor Supply). The motion was seconded by Councilwoman Flores. For: Unanimous. Motion carried 5-0.

**Discuss, Consider, and take necessary action regarding Lila Perez Jones request for a zoning change from C1 to MH – lot adjacent to 621 N Jefferson.**

Councilwoman Alaniz moved to keep the current zoning of C-1, as recommended and passed by the Planning and Zoning Commission , and deny the requested change. The motion was seconded by Councilwoman Gleinser. For: Mayor Pro tem Rodriguez, and Councilwomen Alaniz, Rangel and Gleinser. Against Councilwoman Flores. Motion carried 4-1.

**Discuss, Consider, and take necessary action regarding Terry Allphin's request for a water loss adjustment.**

Councilwoman Alaniz moved to approve Terry Allphin's request for a water loss adjustment. The motion was seconded by Councilwoman Flores. For: Unanimous. Motion carried 5-0

**Discuss, Consider, and take necessary action regarding update on roof repairs for the Goliad Bank Building.**

Tabled until June 22 meeting.

**Discuss, Consider, and take necessary action regarding AEP application to adjust its Distribution Cost Recovery Factor.**

This was an informational document.

**Council and staff comments.**

The City Council, staff and visitors sang Happy Birthday to the Mayor Pro Tem.

The City Secretary stated that the TEXDOT Landscape architect would like to touch base with the City Council regarding the underpass on Hwy 183.

**Items to be placed on the next agenda.**

- Tex Dot Landscape Architect
- Emergency Management options
- Municipal Court
- J. Williams
- Comptroller update
- Drug testing for contract employee
- Applicants applications for City Seretary

**Upcoming events**

Father's day event, Market Days and Memorial Day.

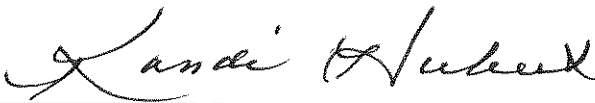
There being no further business to come before the body, Councilwoman Rangel made a motion to adjourn. The motion was seconded by Councilwoman Alaniz. For: Unanimous. Motion carried 5-0. The Mayor adjourned the meeting at 8:23 pm

Passed and Approved this 8 day of June. 2022



Brenda Moses, Mayor

ATTEST:



Kandi Hubert

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