

City Council met for their monthly called City Council meeting and Joint Public Hearing with Zoning on April 19, 2022, in person at 907 E. Houston, Cleveland, Texas, with Mayor Richard Boyett presiding.

COUNCIL MEMBERS PRESENT: Mayor Richard Boyett, Carolyn McWaters, Marilyn Clay, James Franklin, Delores Terry, Danny Lee, City Manager Stacy Williams, City Secretary Angela Smith

ZONING COMMISSION MEMBERS: Julia Payne, Brent McWaters, Mike Penry, Eisha Jones, Cheryl Driver

EMPLOYEES: Jennifer Jeude, Leslie Herrera, Robert Reynolds, Ida Rodriguez, Sean Anderson, Scott Felts

ATTENDEES: Pat Mange, Lance Blackwell, Jack Weighat, Jaynee Wieghat, James Manley, Jim Carson, Joshua Zigal, C Comeaux, Mike Doyle, Eddie Lowery, Rachel Hall, Grian Garcia, Dorothy Price, Charles Carrington, Cookie McKee, Carla Alexander, Mike Penry, LaDerrington Baldwin, Justine Cude, Victoria Good, Buck Anderson, Erika Montesnieto, Stacie Montesnieto, Fred Terrell, Mary Terrell, Gloria Charle, Aaron Montesnieto, Claudie Ray Scott, Linda Ligons, Wende Punson, Durlene Davis

Mayor Richard Boyett called the monthly City Council meeting to order at 6:01 p.m. and did a roll call of council, which showed that there was a quorum. CISD Superintendent Steve McCanless gave the Invocation and everyone recited the pledge to the U.S. and Texas flag.

Board Chair Julia Payne called the Zoning Commission meeting to order at 6:04 p.m. and did a roll call of the board, which showed that there was a quorum.

Joint Meeting and Public Hearing with Zoning Commission & City Council

Public Hearing opened at 6:04 p.m.

1. The public hearing will consider the following items:

i. **Consideration and possible action to adopt an ordinance amending the City's comprehensive plan and rezoning the following from R1 Residential and GC General Commercial to all GC General Commercial.**

i. **Property known as James McCoy Survey, Abstract Number 310, Tract 50, Liberty County, 11.989 acres, Hwy 321**

ii. **Consideration and possible action to adopt an ordinance amending the City's comprehensive plan for a:**

i. **Specific use permit request to allow an RV park in the zoning district GC-General Commercial at the location of 1651 Highway 59 Bypass, Cleveland Texas.**

2. Close Public Hearing – Zoning Commission will leave Chamber Chambers to continue their meeting in the Boardroom. Council will take action after Zoning Commission returns with their formal recommendation which is in the Discussion and Action section.

No questions or comments.

Public Hearing closed at 6:06 p.m.

Zoning Commission left the Council Chambers and continued their meeting in the boardroom.

3. Approval of minutes from the March 1, 2022 Zoning Meeting/Public Hearing

Boardmember Penry made a correction to the name typed in the public comments section. It should read Tommy Ham not Tommy Hammond.

Boardmember McWaters made a motion with a second from Boardmember Penry. All members present voted "AYE". Motion carried.

4. Consideration and possible action to issue a final report and recommendation to City Council on an application for zone change from R1 Residential and GC General Commercial to all GC General Commercial for property listed below and an ordinance amending the City's comprehensive plan Comprehensive Zoning and Map.

- i. **Property known as James McCoy Survey, Abstract Number 310, Tract 50, Liberty County, 11.989 acres, Hwy 321**

Boardmember Penry made a motion to approve with a second from Boardmember McWaters. Boardmembers Penry, McWaters, Driver and Jones voted "AYE" Boardmember Payne abstained. Motion carried.

5. Consideration and possible action to issue a final report and recommendation to City Council to adopt ordinance amending the City's Code of Ordinances by adopting a Revised Official Zoning Map allowing RV Park in the referenced parcel in a GC-General Commercial area as specific use.

- i. **Specific use permit request to allow an RV park in the zoning district GC-General Commercial at the location of 1651 Highway 59 Bypass, Cleveland Texas.**

Billy and Wende Pinson, the requestors, explained the location of this lot is between Hortense and Pate streets with access along the US 59 South feeder road. The board asked what plans were in place for security at the property. The requestors responded that there would be management on site daily. The board asked the requestors what benefits there would be to have an RV park at this location and what makes people go to this RV park versus the other RV park in town. The requestors stated this RV park will bring additional people in town to buy groceries, buy gasoline and bring additional visitors to Cleveland. This RV park would be between 35-38 spaces. Boardmember Penry asked what their process would be for who they allowed at the RV Park. The requestors stated they would have a vetting process for those wanting to have an RV at the location. The renter would go through the vetting process by having to provide an RV model, picture of RV, and several other criteria. The requestors also stated that there are a lot of requirements for RV parks in the City of Cleveland ordinance that they would follow to make sure the lot looked nice. Boardmember McWaters asked if the requestors