

CITY OF SINTON
PLANNING AND ZONING COMMISSION MEETING
May 16, 2023
5:30 p.m. City Hall

Members Present:	William Zagorski	Chairperson
	Pennie Parker	Board Member
	Pam Mathis	Board Member
	Joe Gonzales	Board Member

Staff Present:	John Hobson	City Manager
	Desiree Voth	City Attorney
	Cathy Duhart	City Secretary

Citizens Present: Trish Marion, Patti Cass Strain, Yurixy Lozano, Yvonne Deleon, Edward Deleon,

William Zagorski called the meeting to order at 5:30 p.m., and City Secretary Cathy Duhart called the roll. Member not present: Roger Kenne

PUBLIC HEARING

Public Hearing on an application filed by Clinton Coleman, requesting a re-zoning of 00 O'NEAL, Sinton, Texas; Legal Description: Orange Grove Subdivision, Block 1 Lot 8R. The rezoning will be from Residential District-Single Family (R-1) to Manufactured Home/Recreational Vehicle District (MH).

William Zagorski opened the public hearing at 5:31 p.m. Clinton Coleman was present and presented the following information regarding his request: He is wanting to build an RV Park with privacy fences, quiet hours and a small quaint place, nothing outlandish. He is planning to have about 15 pad sites with a high privacy fence along O'Neal as well as the residents that live to the side and behind. He is looking for long term tenants as well as people with RV's that are up to date, from 10 years up.

Patricia Marion spoke regarding this application as a property owner who owns the property behind him and a prior owner of the property in question. Her concern was that with two other RV parks how can he get a business started there when there are already two established; and that the RV park will lower the property values of the houses on Hazen. The pads would have to be built up at least 2 feet due to the rain and the flooding that can occur there.

More comments were made regarding drainage due to it being in a flood zone; how many trees would have to be taken out for the rv's being placed there; flood plain requirements are different for rv parks than for residential housing; the low amount of rent property available in Sinton; present rv parks that are not full.

No more comments were made so William Zagorski closed the public hearing at 5:42 p.m.

Action Items for Consideration:

1. Action on the minutes from the Planning and Zoning Meeting held on April 18, 2023.

Pennie Parker made the motion to approve the minutes from the Planning and Zoning Meeting held on April 18, 2023. The second was made by Pam Mathis. The motion carried 4-0.

2. Action on an application filed by Clinton Coleman, requesting a re-zoning of 00 O'NEAL, Sinton, Texas; Legal Description: Orange Grove Subdivision, Block 1 Lot 8R. The rezoning will be from Residential District-Single Family (R-1) to Manufactured Home/Recreational Vehicle District (MH).

After the motions were made, some discussion was made regarding the size of the lot and if there would be enough room.

William Zagorski, made the motion to approve the application filed by Clinton Coleman. The second was made by Joe Gonzales. Voting for: William Zagorski and Joe Gonzales. Voting against: Pam Mathis and Pennie Parker. The vote was 2-2. The motion failed.

Motion to adjourn was made by Pam Mathis. The second was made by Pennie Parker. Motion carried 4-0. Meeting adjourned.

Chairperson

Attest:

City Secretary Cathy Duhart