

MINUTES OF THE BOARD OF ADJUSTMENT
OF THE CITY OF JOURDANTON
MARCH 1, 2021 AT THE COUNCIL CHAMBERS AT 6:00 P.M

Present:

Mayor Robert A Williams	City Manager Lamar Schulz
Mayor Pro Tem Chester B. Gonzales	Secretary Debbie G. Molina
Councilmember Jack Harrison	Code Enforcement Adm Asst. Melissa Estrada
Councilmember Raul Morales	Chief of Police Eric Kaiser
Councilmember Karen Pesek	City Attorney Dan Santee
Councilmember Patricia J. Elizabeth Tymrak- Daughtrey	

Not present:

Finance Director Lara Feagins

CALL TO ORDER

Mayor Williams called the meeting to order at 6:01 p.m.

1.1 Public Hearing, discussion, and possible action on application for variances for property located at 501 Campbell Ave, and legally described as Block 177 Lot 1, Jourdanton, TX, Atascosa County, Texas. The property is currently zoned SF-1 Urban Single-Family Residential. The applicant, Justin Lindblom, is seeking a variance for construction upon any portion of a lot within twenty-five feet (25') of the property line of a public street in the city.

Mayor Williams opened the hearing at 6:02 p.m.

- **Applicable Code Provision**

Building regulations [Ch.3] Article 3.01.001 (c): Provided, however notwithstanding the initial provision for building setback lines set forth in this section, no structure of any kind which exceeds two feet (2') in height above the level of the adjoining street may be constructed upon any portion of a lot within twenty-five feet (25') of the property line of a public street in the city.

City Attorney Santee explained the nonconforming uses of lands and structures, nonconforming structures, noncomplying structure and setbacks for Block 177, Lot 1. The property is zoned SF-1 Urban Single-Family Residential.

Code Enforcement Administrative Assistant Melissa Estrada presented a copy of the site plans. The applicant was present.

Applicant Justin Lindblom stated that the existing house would be tore down and built a new 1,300 square feet home built to live in. He had no intentions to sale it.

- **Variances Requested**

a. *Applicant is seeking a twenty-three foot (23') variance to the twenty-five foot (25') setback from that side of the property abutting Campbell Ave., to allow a two (2') setback from Campbell Ave.*

b. Applicant is seeking a twenty-one foot (21') variance to the twenty-five foot (25') setback from that side of the property abutting Peach St., to allow a four-foot (4') setback from Peach St.

- **Additional Considerations**

- a. Lot and structure are both non-conforming
- b. Property should be rezoned to SF-GH to create a legal conforming lot
- c. Non-conforming structures cannot be rebuilt once removed

City Attorney Dan Santee made a suggestion for the lot to be rezoned as a Garden Home Single -Family Residential. This would assist the applicant to build the home. Santee explained that variances still needed to be granted. The rezoning would be presented at the Planning and Zoning Commission for approval. After the Commission makes a recommendation to the Council, it would come back for Council approval.

Estrada stated that publication would be made and could be presented on April 1st to the Planning and Zoning Commission. Thereafter, the Board of Adjustment would conduct a meeting on April 5, 2021

Mayor closed the public hearing at 6:56 p.m.

1.2 *Findings, conclusions and determination*

Mayor Pro Tem Gonzales made a motion to table the item agenda until the Regular Called Meeting on April 5, 2021. Motion was seconded by Council Member Pesek. Motion passed unanimously.

1.3 *Adjournment of the meeting of the Board of Adjustment*

Mayor Williams adjourned the meeting at 7:00 p.m.



Debbie G. Molina



Robert A. Williams, Mayor

**MINUTES OF THE REGULAR CALLED MEETING
OF THE CITY OF JOURDANTON
MARCH 1, 2021 AT THE COUNCIL CHAMBERS AT 6:00 P.M,
IMMEDIATELY FOLLOWING THE ADJOURNMENT OF THE BOARD OF
ADJUSTMENT MEETING.**

Present:

<i>Mayor Robert A Williams</i>	<i>City Manager Lamar Schulz</i>
<i>Mayor Pro Tem Chester B. Gonzales</i>	<i>Secretary Debbie G. Molina</i>
<i>Councilmember Jack Harrison</i>	<i>Code Enforcement Adm Asst. Melissa Estrada</i>
<i>Councilmember Raul Morales</i>	<i>Chief of Police Eric Kaiser</i>
<i>Councilmember Karen Pesek</i>	<i>City Attorney Dan Santee</i>
<i>Councilmember Patricia J. Elizabeth Tymrak-Daughtrey</i>	

Not present:

Finance Director Lara Feagins

CALL TO ORDER, INVOCATION, AND PLEDGES OF ALLEGIANCE

Mayor Williams called the meeting to order at 7:00 p.m.

HEARING OF RESIDENTS

No comments by residents were made.

ITEMS CONSIDERATION/DISCUSSION

- 1.1 *Discussion and possible action to approve a Resolution of the City of Jourdanton adopting City Council Meeting Rules of Order and Decorum and providing for an effective date:*

City Attorney Dan Santee advised the Council that there was one change missed on the original document of the City Council Meeting Rules of Order and Decorum. This was the limit of three minutes for each council member to comment on the agenda item.

Council Member Pesek made a motion to approve a Resolution of the City of Jourdanton adopting City Council Meeting Rules of Order and Decorum and providing for an effective date. Motion was seconded by Council Member Morales. Council Member Pesek, Morales, Harrison, and Mayor Pro Tem Gonzales were in favor. Council Member Tymrak-Daughtrey was opposed. Motion passed.

- 2.1 *Discussion and possible action to approve a Resolution authorizing the City Manager to execute an amendment to the license agreement for the use of portions of City of Jourdanton Sports Complex and Swimming Pool Facilities with the Jourdanton Little League:*

City Manager Schulz informed the Council that the only changes on the license agreement was the date and paragraph 6.9 for the use of portions of City of Jourdanton Sports Complex and Swimming Pool Facilities with the Jourdanton Little League.

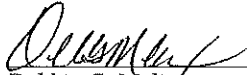
Council Member Morales made a motion to approve a Resolution authorizing the City Manager to execute an amendment to the license agreement for the use of portions of City of Jourdanton Sports Complex and Swimming Pool Facilities with the Jourdanton Little League. Motion was seconded by Council Member Harrison. Council Member Tymrak-Daughtrey made a recommendation for another Little League Officer to sign the agreement since employee Melissa Estrada was the President. Council Member Morales accepted her recommendation. Council Member Morales, Harrison, Pesek, and Mayor Pro Tem Gonzales were in favor. Council Member Tymrak-Daughtrey was opposed. Motion passed.


ADJOURNED

2.1 *Adjourned.*

Council Member Morales made a motion to adjourn the meeting Motion was seconded Council Member Pesek.

Mayor Williams adjourned the meeting at 7:21 p.m.


Debbie G. Molint


Robert A Williams, Mayor