

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING
OF THE CITY OF JOURDANTON, 1604 STATE HIGHWAY 97 EAST,
JOURDANTON TEXAS 78026
MARCH 7, 2019 AT COUNCIL CHAMBERS AT 6:00 P.M

1. *Roll Call to Establish Quorum:*

Chairman: Donna Blue
Vice Chairman: Margaret Steffek

Planning and Zoning Commission: James Dornak
Megan Cruz

City Manager Lamar Schulz
City Secretary Debbie G. Molina
Code Enforcement Adm. Asst. Laura Sawicki

2. *Call Meeting to Order:*

Chairman Blue called the meeting to order at 6:00 p.m.

3. *Invocation:*

Chairman Blue gave the invocation.

4. *Pledge of Allegiance to the Flags of the United States of America and State of Texas:*

Chairman Blue recited the Pledge of Allegiance to the Flags of the U.S. and Texas flag.

5. *Approval of minutes of the previous meetings: 12-06-18:*

Motion was made by Committee Member Steffek "to approve the minutes for December 6, 2018." Motion was seconded by Committee Member Cruz. Motion passed unanimously.

6. *Open a public hearing to allow discussion and take action regarding an application for a special use permit for property located at 402 Waltom Ave. Jourdanton, Texas, 78026 and legally described as Block 269 Lots 13 & 15 Jourdanton, TX, Atascosa County, Texas. The property is currently zoned SF-1 Single Family Residential Property. The applicant, Juan Medrano, is seeking a special use permit to allow a manufactured home on the property:*

Chairman Blue advised the Committee that she viewed the site and felt it would be a great improvement to the area. Committee members agreed.

Motion was made by Committee Member Steffek "to grant a special use permit to place a manufactured home at 402 Waltom Avenue for Juan Medrano." Motion was seconded by Committee Member Cruz. Motion passed unanimously.

The applicant, Juan Medrano, was not present.

7. *Discussion on a preliminary proposed amending Chapter 14, Section 2.05.1 SF-GH Garden Home Single Family Residential zoning ordinance regulations to SF-2:*

City Manager Schulz informed the Committee that an individual had inquired for a zoning ordinance with the definition for SF-2 because he wants to build a house. Schulz said that regulations for the zoning ordinance did not have a definition for SF-2. However, the zoning map shows numerous lots as SF-2. Schulz said he had inquired with the city attorney and office staff had searched for records but none were discovered. He stated that a special joint workshop with the Council and Planning and Zoning Commission would have to be conducted for discussion. The city attorney advised him that a Garden Home (GH) ordinance does exist and has made a recommendation to amend the ordinance. Schulz said that he would ask the city attorney for clarification because he told Schulz that SF-2 could be changed to GH. Schulz said that this would resolve majority of the issues, but some of the lots would still not comply with the change because they were small lots. He said that the

property owner could possibly purchase a lot beside it. Schulz told the Committee he did not have a scheduled meeting at that time because he needed to discuss this with the Council at the next scheduled meeting.

No action was taken.

8. *Discussion and possible action to recommend a Planning and Zoning Commission Member:*

City Manager Schulz made a recommendation for the Planning and Zoning Commission to appoint a potential person to serve as a committee member. Committee Chairman Blue and Committee Members said they would.

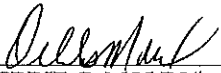
9. *Discussion and possible action to appoint a Planning and Zoning vice-chairman:*

Motion was made by Committee Member Dornak "to appoint Margaret Steffek as the Vice-Chairman." Motion was seconded by Committee Member Cruz. Motion passed unanimously.

10. *Adjourned.*

Motion was made by Vice- Chairman Steffek "to adjourn." Motion was seconded by Committee Member Dornak.

Chairman Blue adjourned the meeting at 6:19 p.m.


DEBBIE G. MOLINA, CITY SECRETARY


DONNA BLUE, CHAIRMAN