

MINUTES OF A SPECIAL CALLED JOINT WORKSHOP MEETING OF THE CITY
COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF JOURDANTON
AT THE JOURDANTON MUNICIPAL COMPLEX COUNCIL CHAMBERS AT
1604 HIGHWAY 97 E, JOURDANTON, TEXAS, 78026, ON APRIL 1, 2019 AT 6:00 P.M.

1. *Roll Call to Establish a Quorum of the City Council:*

Mayor: Robert A. Williams
Mayor Pro Tem: Raul "Roy" Morales

Councilmembers: Jack Harrison (absent)
Chester Gonzales
Karen Pesek
Johnetta "Johnnie" Goetzel

City Manager: Lamar Schulz

City Secretary: Debbie G. Molina

City Attorney: Daniel Santee

Roll Call to Establish Quorum for Planning and Zoning Committee:

Chairman: Donna Blue (absent)
Vice Chairman: Margaret Steffek

Planning and Zoning Commission: James Dornak (absent)
Megan Cruz (absent)

No quorum was present.

2. *Call Special Called Meeting to order:*

Mayor Williams called the meeting to order at 6:00 p.m.

3. *Invocation:*

Mayor Williams continued with item number 5.

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

Mayor Williams continued with item number 5.

5. *Discussion and possible action by the City Council to appoint a Planning and Zoning Commission member:*

City Manager Schulz advised the Council that Linda Casas, a citizen, was present and has agreed to serve as a Planning and Zoning Commission member. This would fill the recent vacancy.

Motion was made by Mayor Pro Tem Morales "to appoint Linda Casas as a Planning and Zoning Commission Member." Motion was seconded by Council Member Pesek. Motion passed unanimously. Mayor Pro Tem Morales, Council Members Pesek and Goetzel, in favor. Council Gonzales recused.

6. *Workshop.*

a. Discussion regarding possible amendments to the comprehensive zoning ordinance regarding the current SF-2 classification and the SF-GH classification:

City Attorney Santee stated the city had an ordinance that disagreed with the zoning map. Santee stated the zoning map needed to be updated. The city engineer would be able to place on digital and keep the map updated. He stated that 1001 city lots were zoned Single-Family- 2 (SF-2). These lots are small lots and SF-2 does not exist in the current city ordinance. A Single-Family 1 (SF-1) ordinance does exist; however, these lots meet the

minimum requirements for two lots of 15,000 square feet to place a home. Santee said the city could create an SF-2 ordinance or classify the SF-2 lots to a Single/Family- Garden Home (SF-GH). An SF-GH ordinance was adopted by Council on August 19, 2013. made a recommendation to make changes to the SF-GH ordinance to reflect the lots in the map shown as SF-2. City Attorney Santee said it might not help all the lots that were zoned SF-2; however, could help eliminate some of the issues. He read as follows:

SF-GH, GARDEN HOME SINGLE-FAMILY RESIDENTIAL.

(A) Purpose. The purpose of the SF-GH district is to provide a zoning district that allows higher density single-family residential.

(B) Allowed uses and structures.

- (1) Single-family residential uses and structures, except manufactured homes, shall be allowed.
- (2) A special use permit shall be required for any home occupations or neighborhood and public recreation.

(C) Site requirements for primary uses and structures.

- (1) Minimum lot size shall be 5,000 square feet.
- (2) Minimum lot width shall be 50 feet.
- (3) Minimum street frontage for a standard lot shall be 50 feet.
- (4) Minimum front setback shall be 25 feet. Minimum side setback shall be 5 feet. Minimum rear setback shall be 10 feet.
- (5) Maximum building height shall be 2 stories.
- (6) Minimum off-street parking shall be two spaces per dwelling unit, plus one-half space for every bedroom over two.

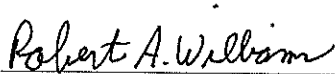
Santee stated that all the SF-2 lots were not all the same sizes. Code Compliance Administrative Assistant Sawicki presented a list of all the SF-2 lot sizes. Santee said some of these lots might be the requirements for SF-1. Therefore, these lots could be zoned SF-1. He said publication, as well as public hearings with the Planning and Zoning Commission and Council, would be required. Notifications would also need to be sent, by letter, to the property owners zoned SF-2. Otherwise, the other option was to create an SF-2 ordinance. Public hearings, publication, and notification would still be required. Santee made a suggestion for Sawicki to list all the SF-2 lots with the size of 50X150. These could be changed to SF-1. The current lots with SF-GH property owners would also have to be notified and conduct public hearings and publication. Santee asked Sawicki to conduct a survey of these lots. Sawicki advised the Council that postage for these notifications was \$500.50. Santee informed the Council he could assist by creating the letter. Council discussed possible scheduled dates for public hearings.

No action was taken.

7. *Adjourn.*

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


DEBBIE G. MOLINA, CITY SECRETARY


ROBERT A. WILLIAMS, MAYOR

MINUTES OF THE SPECIAL CALLED MEETING
OF THE CITY COUNCIL OF THE CITY OF JOURDANTON
1604 STATE HIGHWAY 97 EAST, JOURDANTON, TEXAS 78026
April 1, 2019 AT COUNCIL CHAMBERS AT 6:00 P.M

1. *Roll Call to Establish a Quorum of the City Council:*

Mayor:	Robert A. Williams
Mayor Pro Tem:	Raul "Roy" Morales
Councilmembers:	Jack Harrison (absent) Chester Gonzales Karen Pesek Johnetta "Johnnie" Goetzel
City Manager:	Lamar Schulz
City Secretary:	Debbie G. Molina
City Attorney:	Daniel Santee

2. *Call Special Called Meeting to order:*

Mayor called the meeting to order at 7:21 p.m.

3. *Discussion and possible action to approve and adopt policies, guidelines, and vendor contracts to create the "Jourdanton Farmers Market" at the Jourdanton Sports Complex:*
City Manager Schulz presented a vendor contract that was created by the city attorney for the Jourdanton Farmers Market at the Jourdanton Sports Complex parking lot by the swimming pool lot. The contract included a date schedule. City Attorney Santee made a recommendation to charge a fee because the vendor could possibly schedule to come and then not show up. A second reason was because tax payers could oppose because city staff is being hired without a cost from the vendor. Santee said the fee was \$10.00 which was a reasonable amount.

Motion was made by Mayor Pro Tem Morales "to approve and adopt policies, guidelines, Season 1 Membership fee for April – July 15th, \$100, Season 2 Membership fee for August – October is \$75.00 -or- Annual Membership fee for 2019 is \$150.00, Daily rate is \$10 per market, minimum 5 days commitment, and vendor agreement to create the "Jourdanton Farmers Market" at the Jourdanton Sports Complex." Motion was seconded by Council Member Gonzales. Motion passed unanimously. Mayor Pro Tem Morales and Council Member Gonzales and Pesek, in favor. Council Member Goetzel, opposed.

4. *Discussion and possible action to approve an Ordinance amending Chapter 8 Offenses and Nuisances, Article 8.08 Junked Vehicles, of the City of Jourdanton Code of Ordinances:*

Code Enforcement Administrative Assistant Laura Sawicki questioned the notification process in the amendment of Chapter 8 Offenses and Nuisances, Article 8.08 Junked Vehicles. Sawicki informed Council that the ordinance states the owner of the nuisance, any lienholders of the nuisance, and the property owner in which the nuisance is on, need to be notified via a certified letter with a 5-day return receipt requested. Sawicki stated that when she called the USPS, she was informed a 5-day return receipt request costs \$25.00. She questioned if there was a more cost-efficient way to notify all parties. City Attorney Santee told Sawicki a 5-day notice was not required, per state law. If she chose to hand deliver notices, that would be fine.

Motion was made by Council Member Pesek "to approve an Ordinance amending Chapter 8 Offenses and Nuisances, Article 8.08 Junked Vehicles, of the City of Jourdanton Code of Ordinances." Motion was seconded by Mayor Pro Tem Morales. Motion passed unanimously. Council Member Pesek, Mayor Pro Tem Morales, and Council Member Gonzales, in favor. Council Member Goetzel, abstained.

5. *Discussion and possible action to determine the location of the sidewalks to be built along*

Highway 16 from Highway 97 to Tamarac Street for inclusion in the grant application to TxDot for the Safe Routes to School Grant:

City Manager Schulz advised the Council that sidewalks were installed at the school district by TxDot. He said he had quotes for the east and west side of the remaining Highway from the city engineer. The east side cost estimate is \$464,147.46 and the west side \$326,181.62. Schulz informed the Council that they could apply for one side or both sides. Mayor Williams said he preferred both sides.

Motion was made by Mayor Pro Tem Morales "to apply for a grant to build sidewalks on both sides along Highway 16 from Highway 97 to Tamarac Street for inclusion in the grant application to TxDot for the Safe Routes to School Grant." Motion was seconded by Council Member Gonzales. Motion passed unanimously.

6. Discussion and possible action to determine the percentage match the City will offer in the Safe Routes to School grant application:

City Manager Lamar Schulz informed the Council the cost of the match for both sidewalks would be \$158,065.62.

Motion was made by Mayor Pro Tem Morales "to approve a match of \$158,065.82 that the City will offer in the Safe Routes to School grant application." Motion was seconded by Council Member Gonzales. Motion passed unanimously.

7. Pursuant to Section 551.074 of the Texas Government Code, the City of Jourdanton City Council will convene in executive session in accordance with section 551.074 Personnel Matters:

1. Deliberate the appointment, employment, evaluation, or duties of City Manager:
2. Review and possible amendment to City Manager's Benefits:

Mayor Williams recessed to executive session at 8:03 p.m.

Mayor Williams reconvened the meeting at 8:45 p.m. Williams announced no action was taken.

8. Adjourn.

Motion was made by Mayor Pro Tem Morales "to adjourn" Motion was seconded by Council Member Gonzales. Motion passed unanimously.

Mayor Williams adjourned the meeting at 8:46 p.m.


DEBBIE G. MOLINA, CITY SECRETARY


ROBERT A. WILLIAMS, MAYOR